

Village of Mukwonago
Notice of Meeting and Agenda

PLAN COMMISSION MEETING
Tuesday, December 14, 2021

Time: **6:30 pm**

Place: **Mukwonago Municipal Building, Board Room, 440 River Crest Ct, Mukwonago, WI 53149**

1. Call to Order

2. Roll Call

3. Comments from the Public

Please be advised, per Wisconsin Statute Sec. 19.84(2), information and comment will be received from the public by the Plan Commission. The Public Comment Session is granted to the public at the start of each Plan Commission meeting. The Public Comment Session shall last no longer than fifteen (15) minutes and individual presentations are limited to three (3) minutes per speaker. However, these time limits may be extended at the discretion of the Chief Presiding Officer. The Plan Commission may not respond to or have any discussion on information received during the public comment session unless it is placed upon the Agenda for a subsequent meeting. Public comments should be addressed to the Plan Commission as a body. Presentations shall not deal in personalities personal attacks on members of the Plan Commission, the applicant for any project or Village Employees. Comments shall not be used to engage others in a debate in this forum. All comments, questions and concerns should be presented in a respectful professional manner. Any questions to an individual member of the Plan Commission or Staff will be deemed out of order by the Presiding Officer.

4. Approval of Minutes

- 4.1 Approval of minutes from November 9, 2021 meeting.
[20211109 PlanCommissionMinutesdraft.pdf](#)

5. Public Hearings

All persons interested in making comments about any of the public hearing items will be heard. Formal petitions and written comments regarding any of the public hearing items may be submitted tonight. During the public hearing(s), if you wish to be heard, the Plan Commission asks that you begin by stating your name and address, speak for no more than three minutes and attempt to avoid duplication. Each person speaking at the public hearing must sign the Public Hearing Appearance sign-in sheet before speaking. The sign-in sheet is available on the table located at the back of the room.

- 5.1 Public Hearing for consideration of a request for special exception for an additional twenty percent (20%) increase in area for five (5) wall signs for ProHealth Care, pursuant to Section 64-34.
[Public Hearing Notice PC -Special Exception - 240 Maple.pdf](#)
- 5.2 Public Hearing for the consideration of a request for a sales facility, new light vehicle and accessory used vehicle sales, along with a body shop, car wash, and other uses accessory to new and used vehicle sales as a conditional use pursuant to Section 100-351, 100-155 and 100-157 of the Village of Mukwonago Zoning Ordinance.
[Public Hearing Notice PC -CU - 280 E Wolf Run.pdf](#)

6. New Business

Discussion and Possible Action on the Following Items

- 6.1 Discussion and consideration of a special exception for additional square footage for wall signs for ProHealth/Waukesha Memorial Hospital Inc, applicant; 240 Maple Ave; Parcel MUKV 2016-993-002.
[Staff Report - Special Exception - Wall Signs - Pro Health.pdf](#)
- 6.2 Discussion and possible recommendation to the Village Board to approve **RESOLUTION 2021-103** for a conditional use for Lynch Ventures, LLC, 280 E Wolf Run, Parcel Number MUKV 2013-994-004.
[Staff Report - CU-SPAR - Lynch - 280 E Wolf Run - MUKV2013994004.pdf](#)
[RESOLUTION 2021-103 - CU - 280 Wolf Run -MUKV2013994004.pdf](#)
- 6.3 Discussion and possible recommendation to the Village Board to approve **RESOLUTION 2021-104** for a site plan and architectural review for Lynch Ventures, LLC, 280 E Wolf Run, Parcel Number MUKV 2013-994-004.
[Staff Report - CU-SPAR - Lynch - 280 E Wolf Run - MUKV2013994004.pdf](#)
[RESOLUTION 2021-104 SPAR - 280 Wolf Run -MUKV2013994004.pdf](#)
- 6.4 Consideration of a recommendation from Historic Preservation Committee, for site plan and architectural review for a swimming pool and associated amenities for Suzanne Perkins, applicant; 406 Grand Ave; MUKV 1973-046.
[Staff Report - Grand Ave 406 - Pool - MUKV1973046.pdf](#)
[RESOLUTION 2021-105 - HPC- 406 Grand Ave - Pool.pdf](#)
- 6.5 Discussion and Consideration of rescinding Resolution 2018-024 for a Preliminary Plat for Chapman Farms Subdivision (Phase 1,2, and 3) and adoption of a **RESOLUTION 2021-84** for a Preliminary Plat for Chapman Farms Subdivision (Phase 1, 2, 3, and 4) for Bielinski Homes, LLC, Parcel Numbers MUKV 1957-001-010, MUKV 195-7001-001, MUKV 1957-007, MUKV 1957-006, MUKV 1957-004, MUKV 1957-005, MUKV 1957-011, MUKV 1957-010, MUKV 1957-997-001.
[Staff Report - Preliminary Plat - DA Amend - SWM - Champman Farms 12-14-2021.pdf](#)
[RESOLUTION 2021-84 revision to 2018-024 \(Bielinski-Chapman Preliminary Plat\) 11-22-2021 clean.pdf](#)
- 6.6 Discussion and possible recommendation of **RESOLUTION 2021-106** for Site Plan and Architectural Review for Car Wash; Carl Goede/Rivers Edge Care Wash, applicant; 809 S Rochester St; Parcel MUKV 2009-978-004.
[Staff Report - SPAR - 809 S ROCHESTER ST - MUKV2009978004.pdf](#)
[RESOLUTION 2021-106 SPAR - 809 S ROCHESTER ST - MUKV2009978004.pdf](#)
- 6.7 Presentation and Discussion regarding the Residential Market Analysis --- Strategy Panning Guidelines --- Mukwonago, Wisconsin prepared by Tracy Cross and Associates, Inc.
[Housing Study - Memo to Board.pdf](#)
[2021.08 Mukwonago Residential Market Analysis.pdf](#)

6.8 Presentation, discussion, and direction with regard to the Zoning Code Update for Alternative Development Options, Parking, and Lighting Standards.

[Memo To PC regarding drafts for Parking, Lighting, Alt Dev Options.pdf](#)

7. Adjournment

Membership:

Jason Wamser, James Decker, Mark Penzkover, John Meiners, Fred Winchowky, Bob Harley, and John Fellows (Advisory)

It is possible that a quorum of, members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Please note, upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through appropriate aids and services. For additional information or to request this service, contact the Municipal Clerk's Office, (262) 363-6420.

MINUTES OF THE PLAN COMMISSION MEETING

Tuesday, November 9, 2021

Call to Order

President Winchowky called the meeting to order at 6:30 p.m. located in the Board Room of the Mukwonago Municipal Building, 440 River Crest Ct.

Roll Call

Commissioners present: Fred Winchowky, Chairman
Jim Decker
Jason Wamser
Eric Brill
Tim Rutenbeck
Karl Kettner

Commissioners excused: Mark Penzkover

Also present: John Fellows, Village Planner
Linda Gourdoux, Deputy Clerk/Treasurer

Comments from the Public

Opened at 6:30 pm
No Comments from the public
Closed at 6:31 pm

Minutes

Motion made by Decker/Wamser to approve the minutes of the October 12, 2021 meeting, carried.

Public Hearing

Public Hearing for consideration of a request for a special exception for an additional monument sign for ProHealth Care, applicant; 240 Maple St; Parcel MUKV 2016- 993-002.

No Comments from the Public
Closed at 6:32 pm

New Business

Discussion and consideration of a special exception for an additional free-standing sign for ProHealth/Waukesha Memorial Hospital Inc, applicant; 240 Maple Ave; Parcel MUKV 2016-993-002.

Fellows gave overview of project

Motion by Wamser/Decker to approve a special exception for an additional free-standing sign for ProHealth/Waukesha Memorial Hospital Inc, applicant; 240 Maple Ave; Parcel MUKV 2016-993-002, Brill-abstain, 5-yes,carried.

Discussion and possible recommendation to Village Board for RESOLUTION 2021-82 for a Site Plan and Architectural Review (SPAR) for Banker Wire, applicant; 123 W Boxhorn Dr; Parcel #A477300001.

Fellows gave overview of project

Chris Wenzler, Briohn Design; gave overview of project

Motion by Decker/Kettner to approve RESOLUTION 2021-82 for a Site Plan and Architectural Review (SPAR) for Banker Wire, applicant; 123 W Boxhorn Dr; Parcel MUKV #A477300001, carried.

Discussion and possible recommendation to Village Board for RESOLUTION 2021-83 for Site Plan and Architectural Review (SPAR) for a temporary parking lot for Empire/Milwaukee Tool/Schwer Pficht & Werkzeug Properties, LLC, applicant; 929 Empire Drive and Holz Parkway; Parcel MUKV 1969-988-006 and MUKV 1969-988-001.

Fellows gave overview of project

Kuske, Milwaukee Tool, gave overview of project

Motion Decker/Brill to approve RESOLUTION 2021-83 for Site Plan and Architectural Review (SPAR) for a temporary parking lot for Empire/Milwaukee Tool/Schwer Pficht & Werkzeug Properties, LLC, applicant; 929 Empire Drive and Holz Parkway; Parcel MUKV 1969-988-006 and MUKV 1969-988-001, carried.

Discussion regarding a conceptual development plan for a restaurant remodel and 53 unit apartment building for Vlaznim Islami aka Viktor Islami, Zani Islami, 927 MainStreet / Main Street, Parcels MUKV 2009-964-001 and MUKV 2009-964-004.

Fellows gave overview of project

David Baum, Schroeder Holt Architects, gave overview of project

Plan Commission agreed with conceptual preliminary development plan for a restaurant remodel and 53 unit apartment building for Vlaznim Islami aka Viktor Islami, Zani Islami, 927 MainStreet / Main Street, Parcels MUKV 2009-964-001 and MUKV 2009-964-004.

Discussion and Consideration of rescinding Resolution 2018-024 for a Preliminary Plat for Chapman Farms Subdivision (Phase 1,2, and 3) and adoption of a RESOLUTION 2021-84 for a Preliminary Plat for Chapman Farms Subdivision (Phase 1, 2, 3, and 4) for Bielinski Homes, LLC, Parcel Numbers MUKV 1957-001-010, MUKV 195-7001-001, MUKV 1957-007, MUKV 1957-006, MUKV 1957-004, MUKV 1957-005, MUKV 1957-011, MUKV 1957-010, MUKV 1957-997-001.

Fellows stated Bielinski pulled this item from the agenda and would defer to the December 14, 2021 Plan Commission meeting.

Adjournment

Meeting adjourned at 7:12 p.m.

Respectfully Submitted,
Linda Gourdoux, WCMC
Deputy Clerk/Treasurer

**NOTICE OF PUBLIC HEARING BEFORE THE VILLAGE OF MUKWONAGO
PLAN COMMISSION TO CONSIDER AN SPECIAL EXCEPTION FOR AN
ADDITIONAL TWENTY PERCENT IN AREA FOR FIVE WALL SIGNS FOR PRO
HEALTH CARE, LOCATED AT 240 MAPLE STREET,
MUKV 2016-993-002**

Please take notice there will be a public hearing before the Village of Mukwonago Plan Commission in the Board Room of the Village Hall, 440 River Crest Court, Mukwonago, Waukesha and Walworth Counties, on Tuesday, December 14, 2021, commencing at 6:30 P.M. or soon thereafter to consider the following matter:

REGARDING: Consideration of a request for special exception for an additional twenty percent increase in area for five wall signs for Pro Health Care, pursuant to Section 64-34

APPLICANT: Pro Health Care Waukesha Memorial Hospital Mukwonago

For more information, please contact John Fellows, AICP, Village Planner at (262) 363-6420 x. 2111, or at planner@villageofmukwonago.com.

Diana Dykstra, Clerk-Treasurer

To be published: November 23, 2021, and November 30, 2021.

**NOTICE OF PUBLIC HEARING BEFORE THE VILLAGE OF MUKWONAGO
PLAN COMMISSION TO CONSIDER AN AMENDMENT TO A CONDITIONAL
USE FOR A SALES FACILITY, NEW LIGHT VEHICLE AND ACCESSORY USED
VEHICLE SALES, ALONG WITH A BODY SHOP, CAR WASH, AND OTHER
USES ACCESSORY TO NEW AND USED VEHICLE SALES AT
280 E WOLF RUN, MUKV 2013-994-004**

Please take notice there will be a public hearing before the Village of Mukwonago Plan Commission in the Board Room of the Village Hall, 440 River Crest Court, Mukwonago, Waukesha and Walworth Counties, on Tuesday, December 14, 2021, commencing at 6:30 P.M. or soon thereafter to consider the following matter:

REGARDING: Consideration of a request for a sales facility, new light vehicle and accessory used vehicle sales, along with a body shop, car wash, and other uses accessory to new and used vehicle sales as a conditional use pursuant to Section 100-351, 100- 155 and 100-157 of the Village's Zoning Ordinance

APPLICANT: LYNCH VENTURES, LLC

For more information, please contact John Fellows, AICP, Village Planner at (262) 363-6420 x. 2111, or at planner@villageofmukwonago.com.

Diana Dykstra, Clerk-Treasurer

To be published: November 23rd and 30th 2021.



PLANNING COMMISSION

December 14, 2021 at 6:30pm

Mukwonago, WI

SPECIAL EXCEPTION FOR INCREASED AREA FOR WALL SIGNS

Pro Health / Waukesha Memorial Hospital Inc

240 Maple Ave

MUKV 2016-993-002

Case Summary

Parcel Data

Proposal:	Increased area for wall signs
Applicant:	Pro Health / Waukesha Memorial Hospital Inc
Request:	Special Exception for increased area for wall signs
Staff Recommendation:	Approve with Conditions

Parcel Characteristics / Conditions

Acreage:	41.2268
Current Use:	Hospital
Proposed Use:	Hospital
Reason for Request:	Special Exception for an Additional Sign
Land Use Classification:	Government Institutional
Zoning Classification:	B-5 Planned Business and Light Industrial Development
Census Tract:	2039.01

Project Summary / Plan of Operation

Pro Health Care is requesting to exceed the standard size of wall signs and seeking a special exception for 20% additional area. The reason for the request is the nature of the size of the institutional building and design of the architectural features of the building.

Site Plan and Architectural Review Request

Staff has reviewed the signs and its location. The sign compliments the architecture of the building.

The municipal code allows one primary sign and four secondary signs with a total square footage of 300 sf for any building. The maximum sf of the primary sign is 150 sf and the maximum size of the secondary signs is 50% of the primary sign.

Section 64-34 allows the Planning Commission to grant a special exception for increased area of signs not to exceed 20% more than allowed by the code. The maximum allowed for a special exception is 360 SF. The applicant is requesting 359.73 SF

The five wall signs will be grouped into two groupings.

Grouping #1. (AKA Sign #7)

- Sign #1 is 150.4 Square feet and is considered the primary wall sign.
- Sign #2 is 75.2 Square feet and is considered a secondary sign.
- The total SF of Group #1 is 225.6 SF

Grouping #2 (AKA Sign #10)

- Sign #3 is a 68 SF sign and is considered a secondary sign.
- Sign #4 is aa 43.26 SF sign and is considered a secondary sign
- Sign #5 is a 22.87 SF sign and is considered a secondary sign.
- The total SF of Group #2 is 134.13 SF

Staff Review

Engineering	No Concerns at this time
Public Works	No Concerns at this time
Utilities	No Concerns at this time
Police	No Concerns at this time
Fire	No Concerns at this time
Building Inspection	No Concerns at this time
Planning	No Concerns at this time

Recommendation

Staff recommends the following motion:

To: Grant a special exception for 20% additional square feet for wall signage.

Attachments

1. Maps
2. Plans



Village of Mukwonago GIS

Pro Health - Special Exception - 3rd Monument Sign - Aerial Photo

DISCLAIMER: The Village of Mukwonago does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 667'

VILLAGE OF MUKWONAGO

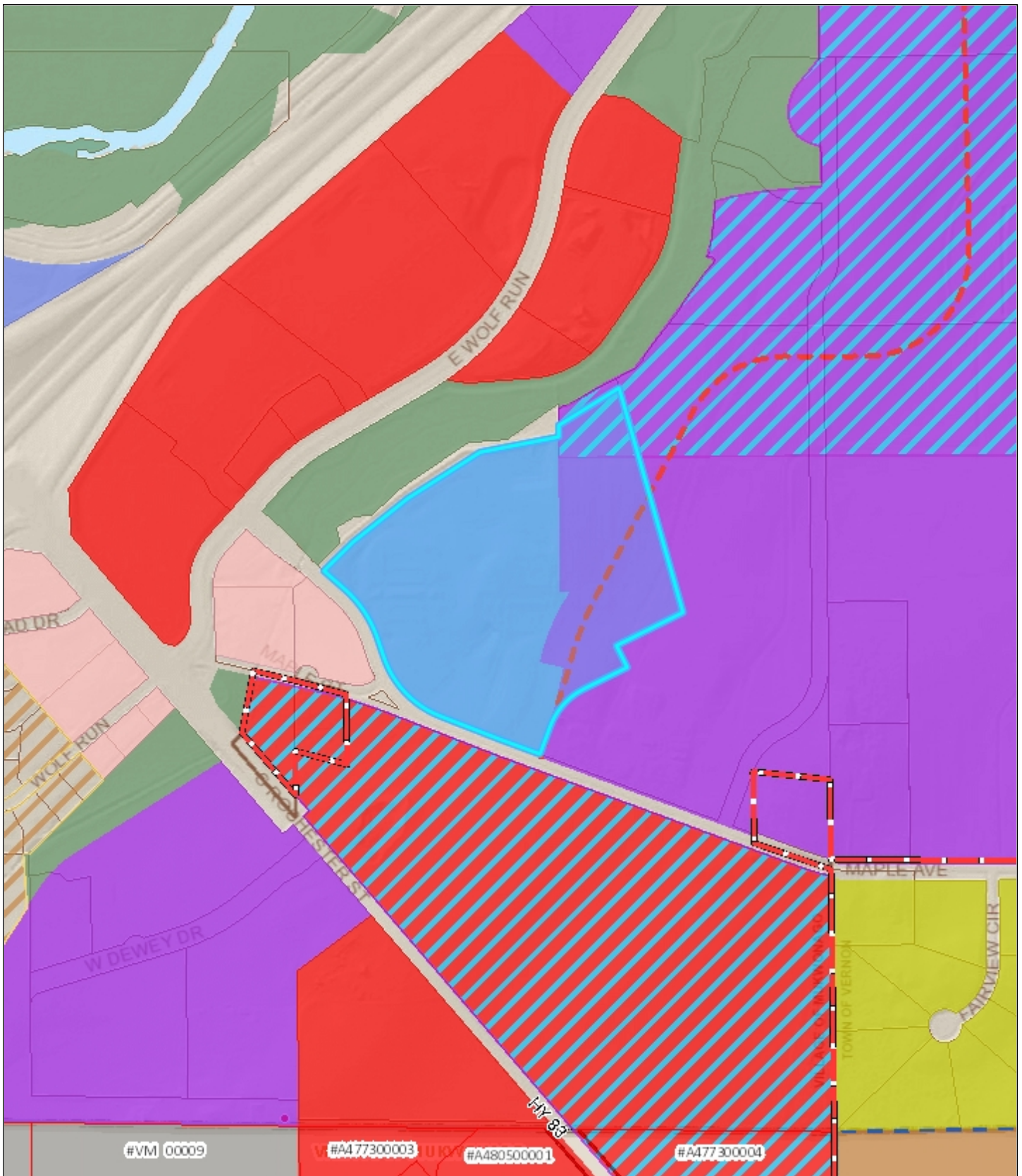
440 River Crest Court

PO Box 206

Mukwonago, WI 53149

262-363-6420

Print Date: 11/2/2021



Village of Mukwonago GIS

Pro Health - Special Exception - 3rd Monument Sign - Land Use Map

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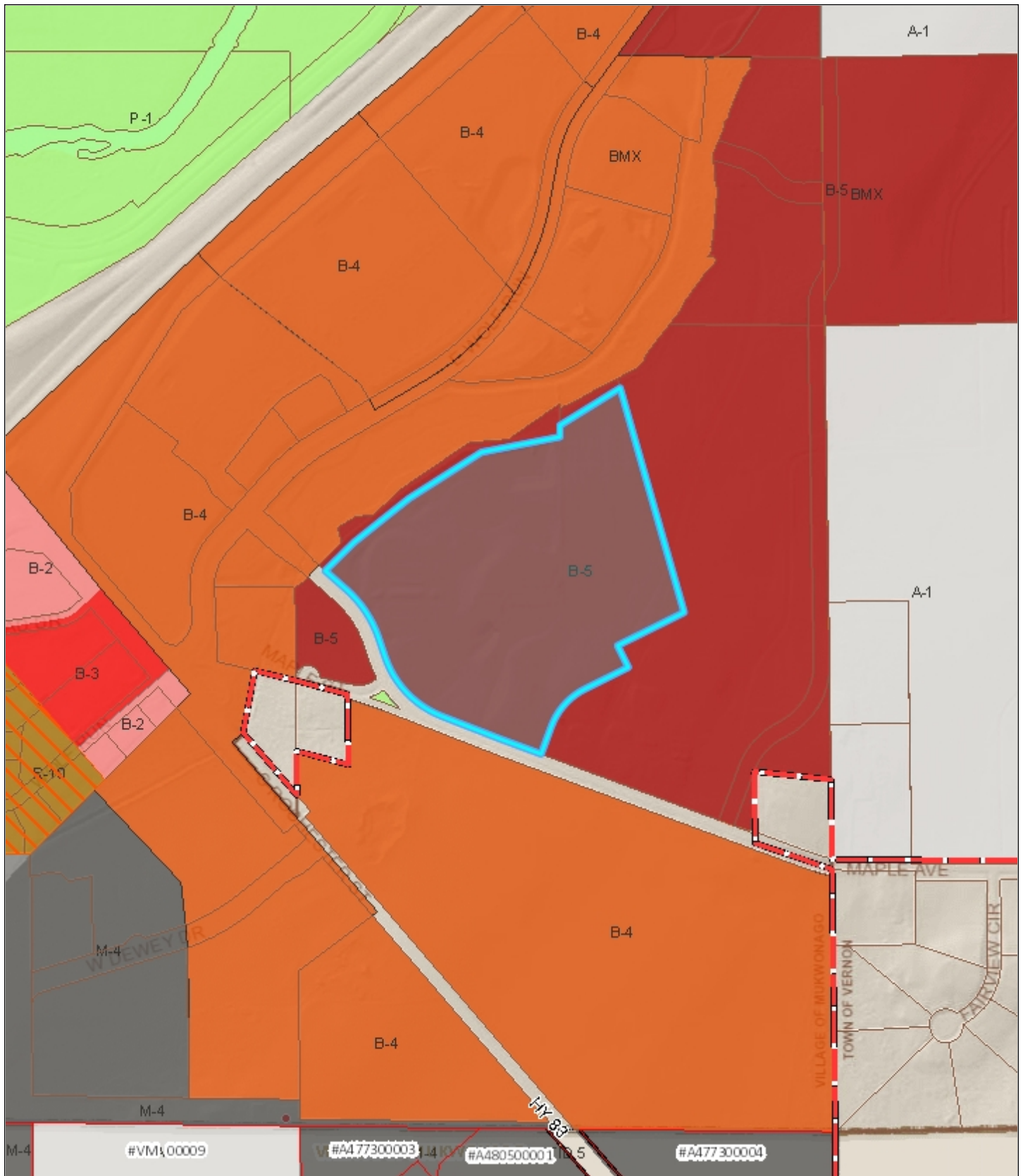


SCALE: 1" = 667'

VILLAGE OF MUKWONAGO

440 River Crest Court
PO Box 206
Mukwonago, WI 53149
262-363-6420

Print Date: 11/2/2021



Village of Mukwonago GIS

Pro Health - Special Exception - 3rd Monument Sign - Zoning Map

DISCLAIMER: The Village of Mukwonago does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

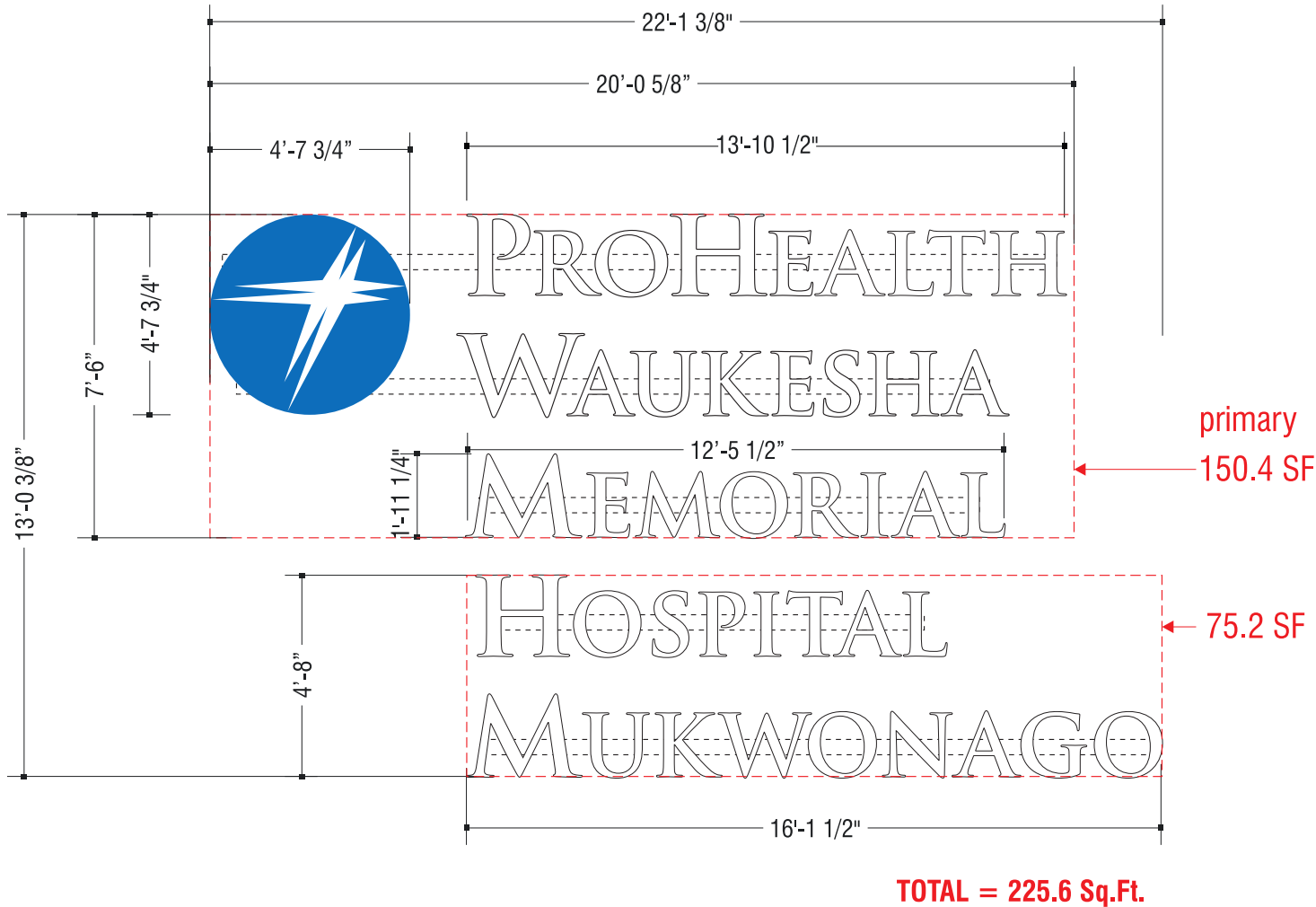


SCALE: 1" = 667'

VILLAGE OF MUKWONAGO

440 River Crest Court
PO Box 206
Mukwonago, WI 53149
262-363-6420

Print Date: 11/2/2021



GENERAL SPECIFICATIONS

Fab. Aluminum Channel Logo/Letters, Face-Lit with White LEDs, Blue vinyl applied to 1st surface of Logo.

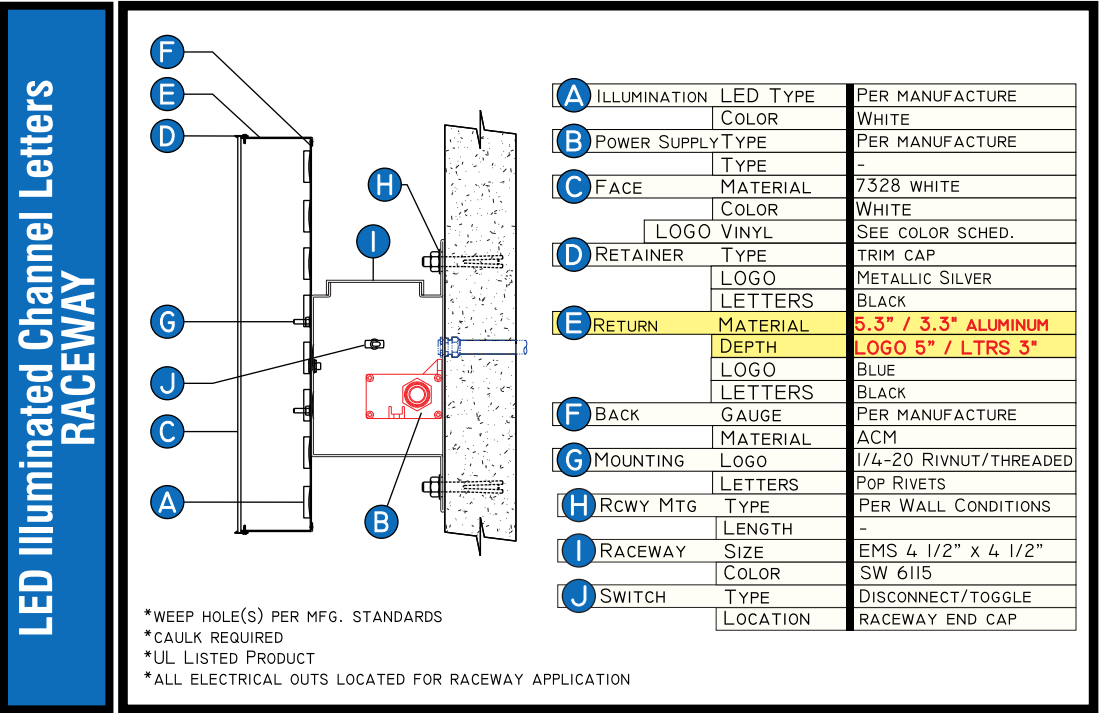
COLOR SPECIFICATIONS

Logo	Letters
 3M #VT4-3630-8429 ProHealth Care Blue Faces	 White Faces
 Metallic Silver Trim Cap	 Black Trim Cap
 PMS 660c (ProHealth BLUE) Returns	 Black Returns
 SW 6115(Totally Tan) Raceway	

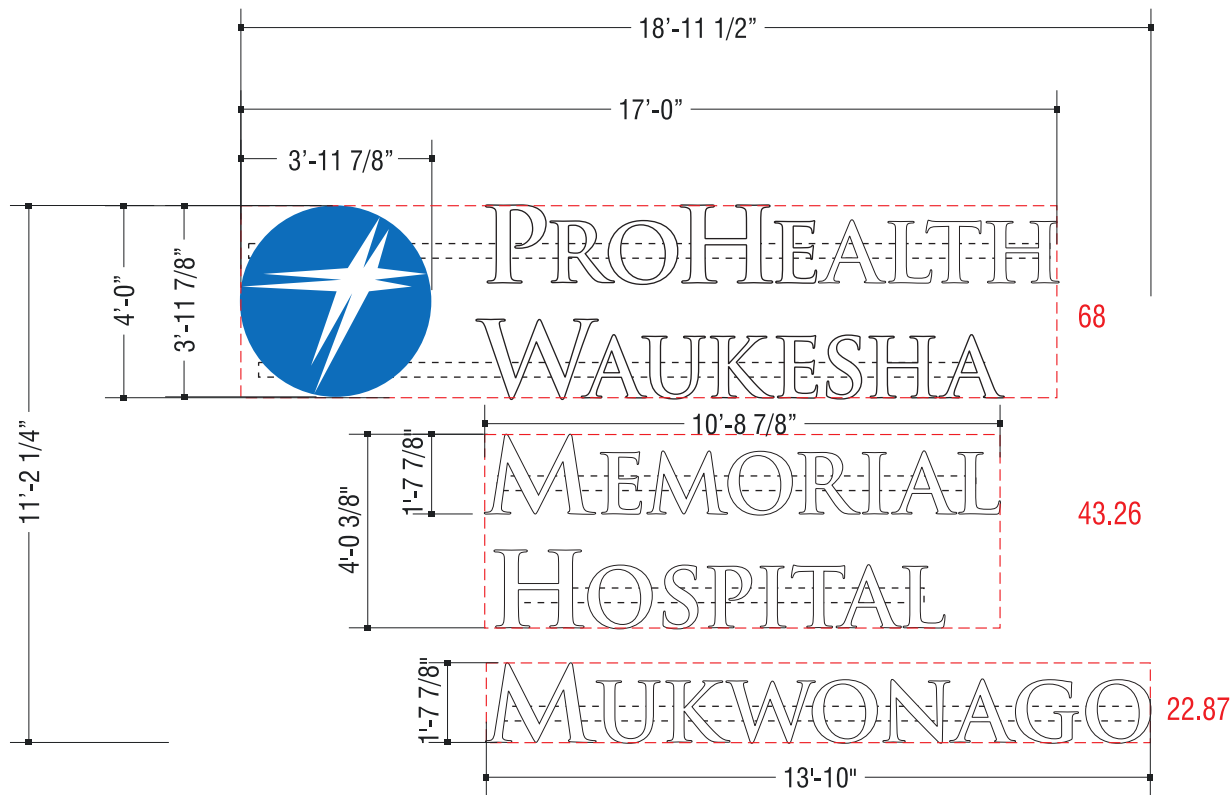
LOGO/LETTER SET LAYOUT

(1) SET REQUIRED.

SCALE: 1/4"=1'- 0"



NOTE: Sign requires (1) 120vac/20amp dedicated circuit. Power supplies will be located in raceway.



TOTAL = 134.13 Sq.Ft.

LOGO/LETTER SET LAYOUT

(1) SET REQUIRED.

SCALE: 1/4"=1'- 0"

GENERAL SPECIFICATIONS

Fab. Aluminum Channel Logo/Letters, Face-Lit with White LEDs, Blue vinyl applied to 1st surface of Logo.

COLOR SPECIFICATIONS

Logo	Letters
3M #VT4-3630-8429 ProHealth Care Blue Faces	White Faces
Metallic Silver Trim Cap	Black Trim Cap
PMS 660c (ProHealth BLUE) Returns	Black Returns
SW 6115(Totally Tan) Raceway	

LED Illuminated Channel Letters
RACEWAY

A	ILLUMINATION	LED TYPE	PER MANUFACTURE
B	POWER SUPPLY	COLOR	WHITE
C	FACE	TYPE	-
D	RETAINER	MATERIAL	7328 WHITE
E	RETURN	COLOR	WHITE
F	BACK	LOGO VINYL	SEE COLOR SCHED.
G	MOUNTING	TYPE	TRIM CAP
H	RCWY MTG	LOGO	METALLIC SILVER
I	RACEWAY	LETTERS	BLACK
J	SWITCH	MATERIAL	5.3" / 3.3" ALUMINUM
		DEPTH	LOGO 5" / LTRS 3"
		LOGO	BLUE
		LETTERS	BLACK
		GAUGE	PER MANUFACTURE
		MATERIAL	ACM
		LOGO	1/4-20 RIVNUT/THREADED
		LETTERS	POP RIVETS
		LENGTH	-
		SIZE	EMS 4 1/2" x 4 1/2"
		COLOR	SW 6115
		TYPE	DISCONNECT/TOGGLE
		LOCATION	RACEWAY END CAP

*WEEP HOLE(S) PER MFG. STANDARDS
*CAULK REQUIRED
*UL LISTED PRODUCT
*ALL ELECTRICAL OUTS LOCATED FOR RACEWAY APPLICATION

NOTE: Sign requires (1) 120vac/20amp dedicated circuit.
Power supplies will be located in raceway.



PLANNING COMMISSION

December 14, 2021 at 6:30pm
Mukwonago, WI

SITE PLAN AND ARCHITECTURAL REVIEW AND CONDITIONAL USE PERMIT

280 E Wolf Run
Parcel Number: MUKV 2013-994-004

Case Summary

Parcel Data

Proposal:	Building Addition 6,120 SF
Applicant:	Lynch Ventures, LLC
Request:	Site Plan and Architectural Review Conditional Use Permit
Staff Recommendation:	Approve with Conditions

Parcel Characteristics / Conditions

Acreage:	11.369 acres
Current Use:	Vehicle Sales Dealerships
Proposed Use:	Vehicle Sales Dealerships
Reason for Request:	New Addition
Land Use Classification:	Business Park
Zoning Classification:	B-4 Commercial Business Design District / PUD
Census Tract:	2039.02

Public Notice

A public hearing notice was published two times in the Waukesha Freeman, and letters were mailed to surrounding property owners. Public comment as of this date, staff has not received any comments or other communications regarding this proposal.

Project Summary

Lynch Ventures LLC is proposing an addition to the Chrysler Dealership. The proposed addition would be 6,120 SF. The addition would house additional service bays.

The architecture of the building use identical building materials to match existing. The Wolf Run façade will have two additional windows to match existing, while the east elevation will have one overhead door to match existing and the Hwy 43 or north elevation will have four overhead doors to match existing.

The new site design will decrease the total number of parking spaces by 13, however required parking for customers per ordinance will be maintained.

Site Plan and Architectural Review Request

Architectural/ Site Review

Site Modifications	The architecture of the building use identical building materials to match existing. The Wolf Run façade will have two additional windows to match existing, while the east elevation will have one overhead door to match existing and the Hwy 43 or north elevation will have four overhead doors to match existing.
Utilities	No modifications at this time.
Stormwater Management	No modifications at this time.
Wetlands	None
Signage	No modifications at this time.
Parking	13 space will be removed however the property will maintain the required spaces for the indoor display area, office, and customer service areas.
Landscaping	No modifications at this time.
Trash Enclosure	No modifications at this time.
Fencing	No modifications at this time.
Outdoor Lighting	No modifications at this time.
Misc. Performance Standards	None

Staff Review

Engineering	See attached Letter. We believe the plans, as submitted, can meet the requirements of the Village Ordinance and as such this letter will serve as the preliminary storm water review letter as detailed in 34-107(b) of the Village Ordinance. If the Planning Commission and the Village Board would choose to approve these documents, we would request that you make approvals subject to our detailed technical review of the construction drawings for the requirements of the Department Heads and Village Ordinances, such as a final erosion control plan. We also request that the permits, to allow construction be withheld until this technical review is complete.
Public Works	No concerns
Utilities	No concerns
Police	No concerns
Fire	No concerns
Building Inspection	No concerns
Planning	No concerns

Conditional Use Request

Harmony with Village policies, ordinances, and programs

The proposal would increase the current business/ customer traffic already generated by the existing business

Specific Location within harmony with Village policies, ordinances and programs

The proposed addition remains consistent with the development policies of the Villages Gateway Neighborhood and will continue to generate customer traffic to current and future businesses.

Potential Adverse Impact on surrounding:

The proposed conditional use does not result in any substantial or undue adverse impact on nearby properties.

The required parking is met and the character of the neighborhood is maintained.

Maintaining consistency within the environs of the property:

No answer provided.

Adequate Services

The proposed conditional use is merely an expansion of a previously approved conditional use.

Benefits of the use outweigh adverse impacts.

There are no perceived adverse impacts imposed by the proposed conditional use.

Hours of Operation:

Earliest 8:00am to the latest of 12:00am. Normally hours are noon to 11pm

Conditional Use Process / Findings

Review procedures the Plan Commission holds the public hearing and makes a recommendation to the Village Board which makes the final decision.

Following the close of the public hearing, the Plan Commission may recommend (1) approval, (2) approval with conditions, or (3) denial.

If approval is recommended, the Plan Commission can recommend conditions deemed necessary to protect the public health, safety, and welfare. The Plan Commission, in passing on the matter, will need to make the following determinations consistent with Section 100-354 of Mukwonago's zoning regulations:

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or welfare of the Village.
2. The uses, values and enjoyment of other property in the surrounding neighborhood that are already permitted shall be, in no foreseeable manner, substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
3. The establishment of the conditional use will not impede the normal and ordinary development and improvement of the surrounding property for uses permitted within the district and/or which are consistent with the standards in the Comprehensive Plan.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the use.

5. Adequate measures have been taken or will be taken providing ingress and egress to minimize traffic congestion on public streets so as not to diminish the level of service of any intersection which is impacted by traffic arising from the conditional use.

In addition, the property owner / tenant has shown compliance with the requirements set forth in the Village's zoning regulations for the specified use.

The Village Board will carefully review the recommendation of the Plan Commission and concurs with the Plan Commission's findings set forth above, provided the conditional use is operated pursuant to the conditions of approval set forth in this order.

These findings are incorporated into the draft conditional use order which is attached.

The Plan Commission shall approve a conditional use application if the terms and conditions of the zoning regulations are met. However, in the event the terms and conditions of the ordinance are not consented to and complied with by the applicant, the Commission may deny the application. In addition, the Commission may deny the application or place conditions on it if substantial evidence, as defined in §62.23(7) Wis. Stats. is presented. That evidence must demonstrate the inability of the applicant to comply with or meet the conditions of the zoning regulations or that the conditions to be applied by the Plan Commission are necessary to protect the public health, safety or welfare of the community based upon the presentation of substantial evidence. Potential motion for approval Recommend to the Village Board approval of the project as a conditional use as set forth in the attached conditional use order as drafted, provided the Village Attorney approves the final form of the conditional use order.

Recommendation

Site Plan and Architectural Review

Staff recommends the Planning Commission Approve a resolution for the Site Plan and Architectural Review, as set forth in the attached resolution.

1. Prior to any land disturbing activity, the applicant must submit a complete and final set of plans to the Village planner. All Village department heads must verify in writing whether they have approved the final plans within their purview. Any outstanding matters must be resolved to staff's satisfaction.
2. Prior to any land-disturbing activity, a pre-construction meeting must be held with the applicant's representatives and primary contractors, and Village department heads and representatives.
3. Prior to any land-disturbing activity, the applicant must reimburse the Village for any outstanding charges and establish an escrow account with the Village as may be required.
4. The applicant must obtain all required building permits within nine months of this date, and start construction within six months of the date of building permit issuance and continue in good faith to completion.
5. All work related to this project must comply with all project plans approved by the Village.
6. The developer must comply with all requirements related to impact fees imposed by the Village.
7. The developer shall comply with all parts of the Municipal Code as it relates to this project.
8. If the approved plans need to be revised to address any of the conditions of approval or to conform to Building and Fire Safety Codes, the Zoning Administrator and the Supervisor of Inspections are authorized to approve minor modifications so long as the overall project elements remain unchanged. If they determine that the revision is substantial, the plans must be submitted to the Plan Commission for review and approval.

9. Approval is conditioned upon a detailed technical review of the construction drawings, stormwater, erosion control, for the requirements of the Department Heads and Village Ordinances, permits shall not be issued until a full technical review is complete.
10. Any future modification to the site such as modification of building, parking, lighting, grading, retaining walls, fences, etc. shall require Site Plan and Architectural Review.

Conditional Use

Staff Recommends the Planning Commission recommend to the Village Board approval of a conditional use permit as set forth in the attached resolution.

To – Grant a Conditional Use permit for an Auto repair and auto rental facilities following on going conditions deemed necessary to protect the health, safety, and welfare

1. **Ongoing conditions of approval.** The following conditions shall constitute an ongoing obligation:

1. The on-going operation of the Automotive Dealership shall be consistent with the written information and plans submitted by the applicant.
2. Any future expansion or changes to the plan of operation as presented shall gain a new or amended Conditional Use approval.
3. The property shall be always maintained in a clean and presentable condition. No debris shall accumulate on the site.
4. This Conditional Use approval shall not be transferred within the subject property to another Conditional Use category without submittal and approval for a new Conditional Use.
5. The hours of operation shall not go beyond 7:00 am to 9:00 pm Monday through Saturday.
6. No outdoor storage of damaged vehicles shall occur. No outdoor storage of equipment or parts shall occur on site.

Attachments

1. Maps
2. Plans
3. Resolution for approval of a Conditional Use
4. Resolution for approval of the Site Plan and Architectural Review



Village of Mukwonago GIS
Lynch - Aerial Photograph

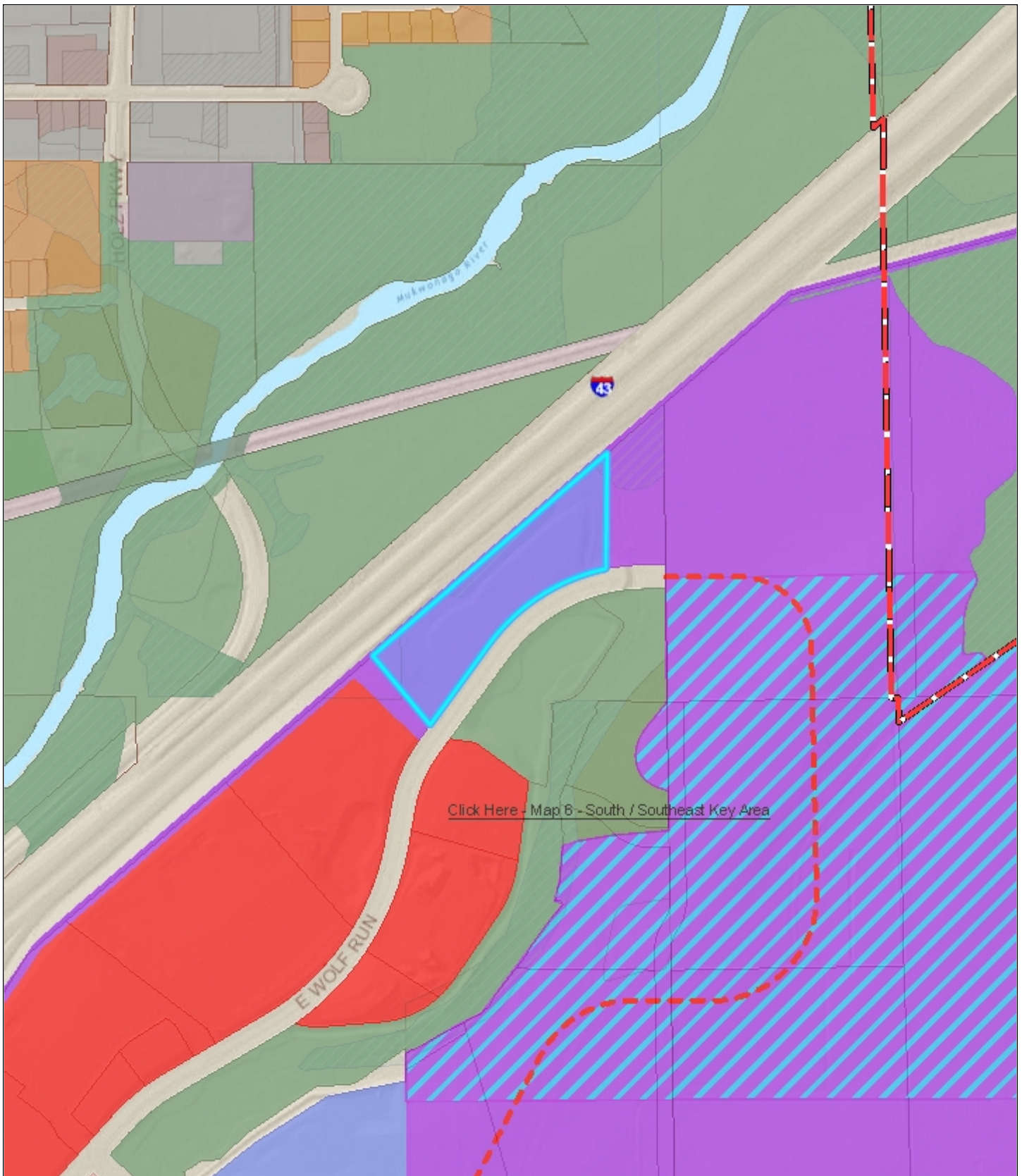
DISCLAIMER: The Village of Mukwonago does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 500'

VILLAGE OF MUKWONAGO
440 River Crest Court
PO Box 206
Mukwonago, WI 53149
262-363-6420

Print Date: 11/23/2021



Village of Mukwonago GIS
Lynch - Land Use

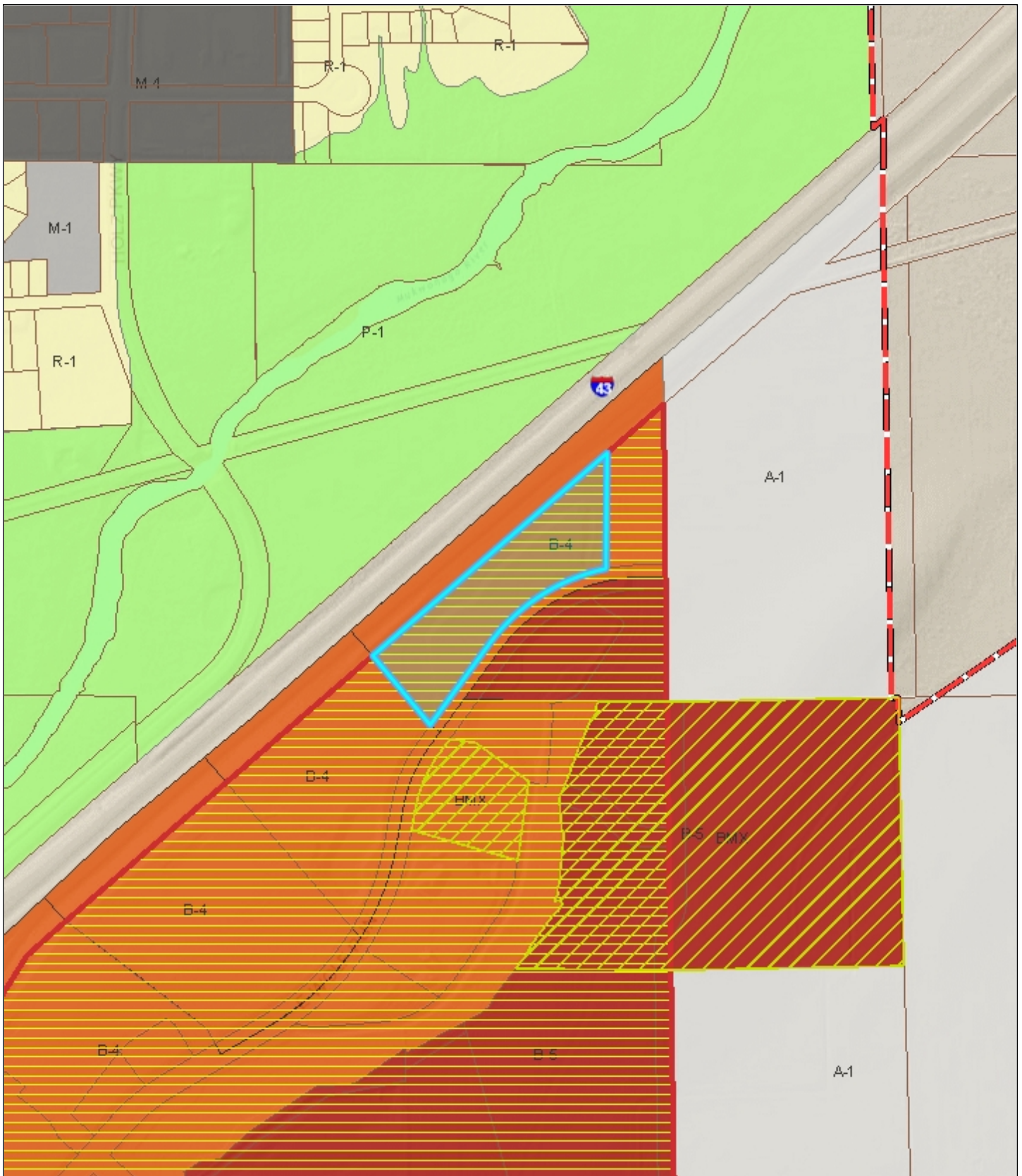
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SCALE: 1" = 667'

VILLAGE OF MUKWONAGO
440 River Crest Court
PO Box 206
Mukwonago, WI 53149
262-363-6420

Print Date: 11/23/2021



Village of Mukwonago GIS Lynch - Zoning

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SCALE: 1" = 667'

VILLAGE OF MUKWONAGO
440 River Crest Court
PO Box 206
Mukwonago, WI 53149
262-363-6420

Print Date: 11/23/2021

November 18, 2021

Mr. John Fellows, Assoc. AIA, CPM, AICP
Community Planner
Village of Mukwonago
440 River Crest Court
Mukwonago, WI 53149

Re: Lynch Expansion
Preliminary Storm Water Review

Dear Mr. Fellows:

We have reviewed the plan commission submittal for the expansion at Lynch located on East Wolf Run. The plans are dated October 15, 2021. This review is required by the Village Storm Water Ordinance to determine if early site planning has accounted for the requirements of the Ordinance. The intent is to avoid large changes to developments after the Planning Commission and Village Board have approved the concept and site plan.

The project consists of the addition of their existing building. The new building footprint will encompass existing asphalt that will be removed to accommodate the addition. It is a direct trade in impervious area and there are no additional requirements for the site beyond what they are already treating.

We believe the plans, as submitted, can meet the requirements of the Village Ordinance and as such this letter will serve as the preliminary storm water review letter as detailed in 34-107(b) of the Village Ordinance.

If the Planning Commission and the Village Board would choose to approve these documents, we would request that you make approvals subject to our detailed technical review of the construction drawings for the requirements of the Department Heads and Village Ordinances, such as a final erosion control plan. We also request that the permits, to allow construction be withheld until this technical review is complete.

If you or any staff member should have any questions regarding this, please feel free to contact me at (262) 542-5733.

Respectfully,

RUEKERT & MIELKE, INC.



Peter W. Gesch, E.I.T.
Project Engineer
pgesch@ruekertmielke.com

PWG:pwg

cc: Diana Dkystra, Village of Mukwonago
Tim Rutenbeck, Village of Mukwonago
Mark G. Blum, Village of Mukwonago
Dave Brown, Village of Mukwonago
Ron Bittner, Village of Mukwonago
Jerad J. Wegner, P.E., Ruekert & Mielke, Inc.



SITE GRADING, DRAINAGE, UTILITY AND PAVEMENT IMPROVEMENTS

for
SCHERRER CONSTRUCTION CO., INC.
VILLAGE OF MUKWONAGO, WISCONSIN

Description	Existing	Description	Existing	Proposed
EDGE OF WOODS		WATER SHUT OFF		
DECIDUOUS TREE				
DECIDUOUS TREE REMOVAL				
CONIFEROUS TREE				
CONIFEROUS TREE REMOVAL				
BUSH				
SOIL BORING				
TELEPHONE BOX		CATCH BASIN		
GUY WIRE		LIGHT POLE		
UTILITY POLE		ENDWALL		
GAS VALVE		STORM SEWER		
GAS METER		SANITARY SEWER		
SEPTIC VENT		WATERMAIN		
ELECTRIC MANHOLE		CONTOURS		
COMMUNICATION MANHOLE		FIRE PROTECTION		
WATER MANHOLE		UTILITY CROSSING		
HVAC UNIT		DITCH OR SWALE		
UNDERGROUND VAULT		CULVERT		
SECTION CORNER		RAILROAD TRACKS		
MAIL BOX		FENCE		
GUARD POST		NO VEHICULAR ACCESS		
STREET SIGN		UNDERGROUND ELECTRIC		
ELECTRIC PEDESTAL		UNDERGROUND GAS MAIN		
ELECTRIC METER		UNDERGROUND COMMUNICATIONS		
PAD MOUNT TRANSFORMER		SILT FENCE		
FOUND IRON PIPE		OVERHEAD ELECTRIC		
SET IRON PIPE		FORCE MAIN		

BASE LINE	BL	INVERT ELEVATION	I.E.
LONG CORD OF CURVE	CHD	LENGTH OF CURVE	ARC
CURB AND GUTTER	CANDG	MANHOLE	MH
CATCH BASIN	CB	NORMAL WATER LEVEL	NWL
CENTERLINE	CL	POINT OF CURVATURE	PC
EDGE OF PAVEMENT	EOP	POINT OF TANGENCY	PT
EXISTING	EX	TANGENCY OF CURVE	TAN
FINISHED FIRST FLOOR	FFF	POINT OF VERTICAL INTERSECTION	PVI
FINISHED GRADE	FG	PROPOSED	PROP
FLOW LINE	FL	RADIUS	R
FLOODPLAIN	FP	RIGHT OF WAY	ROW
ORDINARY HIGH WATER MARK	OHWM	SANITARY SEWER	SAN
TOP OF BANK	TOB	STORM SEWER	STM
TOP OF CURB	TOC	TOP OF FOUNDATION	TOF
TOP OF WALK	TOW	WATER MAIN	WM
		HIGH WATER LEVEL	HWL



<u>Plan Sheet</u>	<u>Sheet No.</u>
TITLE SHEET	C100
EXISTING CONDITIONS	C101
DIMENSIONED SITE PLAN	C102
SITE DEMOLITION PLAN	C103
SITE GRADING & EROSION CONTROL PLAN	C104
PAVEMENT GRADING PLAN	C105
TYPICAL SECTIONS & CONSTRUCTION DETAILS	C106 - C107

LYNCH VENTURES LLC
2300 BROWNS LAKE DR
BURLINGTON, WI 53105

MUKWONAGO VILLAGE HALL
440 RIVER CREST COURT
MUKWONAGO, WI 53149
OFFICE: (262) 363-6420

- FIRE DEPARTMENT
JEFFREY R. STIEN
- FIRE CHIEF
OFFICE: (262) 363-6426
EMAIL: chiefstien@mukwonagofire.org

- ADMINISTRATION
DIANA DYKSTRA
- VILLAGE CLERK
OFFICE: (262) 363-6420 EXT. 2103
EMAIL: ddykstra@villageofmukwonago.com

- PUBLIC WORKS
RON BITTNER
- DIRECTOR OF PUBLIC WORKS
OFFICE: (262) 363-6447
EMAIL: rbittner@villageofmukwonago.com

- PLANNING & ZONING DEPARTMENT
JOHN FELLOWS
- COMMUNITY PLANNER
OFFICE: (262) 363-6420 EXT. 2111
EMAIL: jfelloWS@villageofmukwonago.com

WISCONSIN D.O.T. SOUTHEAST REGION OFFICE: (414) 266-1167 KEVIN KOEHNKE, P.E. PERMITS COORDINATOR 141 NW BARSTOW ST WAUKESHA, WI 53187 OFFICE: (262) 548-5891	SPECTRUM ROBERT TUNUTA UTILITY COORDINATOR OFFICE: 414-277-4205 CELL: 414-758-5688 EMAIL: tunuta@charter.net
AT&T MIKE TOYEK OFFICE: 262-636-0549 EMAIL: mt1734@att.com	WE-ENERGIES ALLIE KLAWINSKI KENOSHA SOUTH OFFICE: 262-552-3227 EMAIL: Allie.Klawinski@we-energies.com
TDS TELECOM SOUTHEAST WISCONSIN OFFICE: 877-483-7142	NATURAL GAS EMERGENCY: (800) 261-5325 ELECTRICAL EMERGENCY: (800) 662-4797



1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbc.net

ADDITION

SITE IMPROVEMENT PLANS

FOR
SCHERRER CONSTRUCTION

VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN

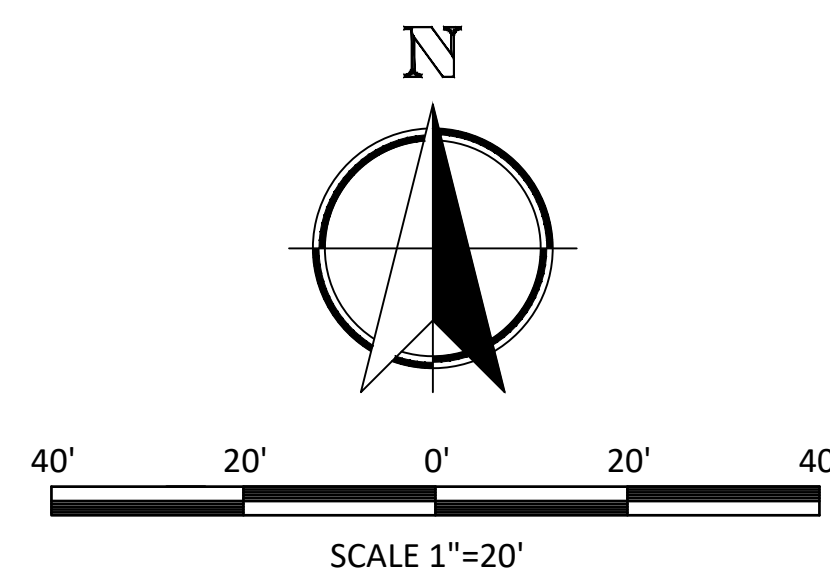
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DRAFTED: _____ JJC
DATE: 10-15-2021
CHECKED: _____ MDE
DATE: 10-15-2021

2021.0232.01

SHEET
C100

ISSUE FOR REVIEW: 10-15-2021



STM 1.0	CB 3.0	CB 6.0
RIM 794.42	RIM 791.89	RIM 794.33
IE. 30° SE 786.42	IE. 15° SW 788.39	IE. 12° NE 789.13
IE. 6° W 786.42	IE. 12° NE 788.74	IE. 8° NW 789.48
30° NW 787.32	IE. 24° SE 788.04	IE. 4° NE/SW 792.33
BOTTOM 786.12		
	CB 4.0	
CB 1.0	RIM 791.93	
RIM 792.58	IE. 12° SW 789.03	
IE. 15° NE 789.33	IE. 4° NE 789.88	
IE. 4° NE/SW 790.18	IE. 4° SW 789.93	
	CB 5.0	
CB 2.0	RIM 793.00	
RIM 791.79	IE. 12° SW 788.10	
IE. 15° SW 788.69	IE. 24° NW 787.20	
IE. 15° NE 788.64	IE. 30° SE 787.05	
IE. 4° SW 789.89	IE. 4° SW/NW/NE/SE 790.50	

BEARING BASE: GRID NORTH, WISCONSIN
COORDINATE SYSTEM, SOUTH ZONE.
BASED UPON NAD 1983 / 2011

ALL ELEVATIONS REFER TO NAVD 1988 (12

 STORM MANHOLE
 CATCH BASIN
 STORM SEWER
 GUARD POST
 LIGHT POLE
 FENCE

PROJ. MGR: _____ MDE
DRAFTED: _____ JJC
DATE: _____ 10-15-2021
CHECKED: _____ MDE
DATE: _____ 10-15-2021

2021.0232.01
SHEET
C101

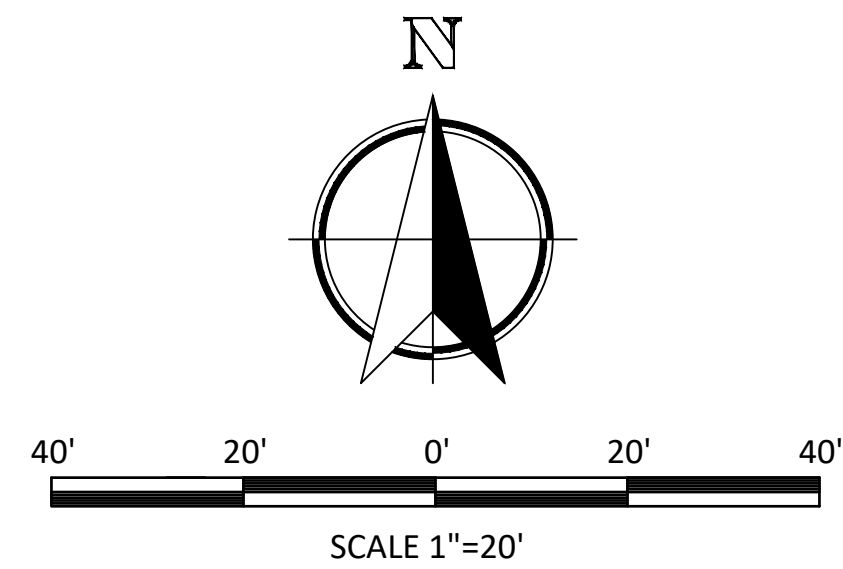
LYNCH CHRYSLER MUKWONAGO

ADDITION

FOR HERRER CONSTRUCTION

FOR
SCHERRER CONSTRUCTION
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN

ISSUE FOR REVIEW: 10-15-2021



Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbssc.net

**LYNCH CHRYSLER MUKWONAGO
ADDITION
DIMENSIONED SITE PLAN
FOR
SCHERRER CONSTRUCTION**

SCHLEIER CONSTRUCTION
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN

[illegible]

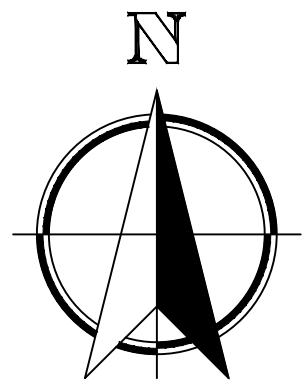
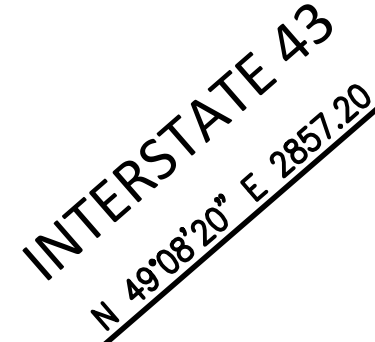
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DRAFTED: _____ JJC
DATE: _____ 10-15-2021
CHECKED: _____ MDE
DATE: _____ 10-15-2021

2021.0232.01
SHEET
C102

ISSUE FOR REVIEW: 10-15-2021

DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.



40' 20' 0' 20' 40'

SCALE 1"=20'

10

***** SAW CUT PAVEMENT (FULL DEPTH)

— — — REMOVE CURB & GUTTER



SALVAGE LIGHT POLE FOR
REINSTALLATION & REMOVE BASE



REMOVE BOLLARD

DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.

[illegible]

PROJ. MGR: _____ MDE
DRAFTED: _____ JJC
DATE: _____ 10-15-2021
CHECKED: _____ MDE
DATE: _____ 10-15-2021

2021.0232.01

SHEET
C103

LYNCH CHRYSLER MUKWONAGO

ADDITION

FOR

FOR
SCHERRER CONSTRUCTION

SOUTHERN CONSTRUCTION
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN

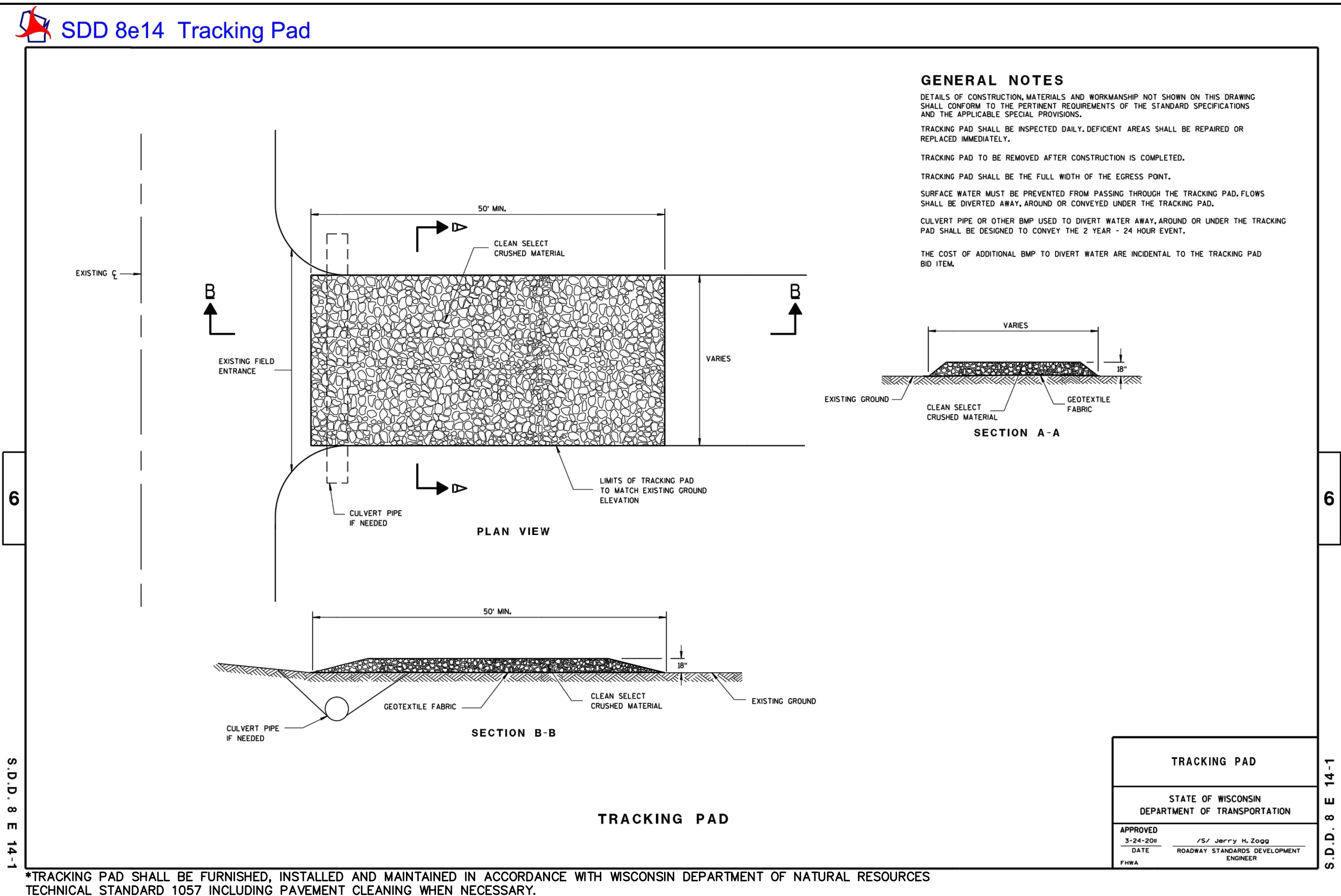
ISSUE FOR REVIEW: 10-15-2021

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS

1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbssc.net

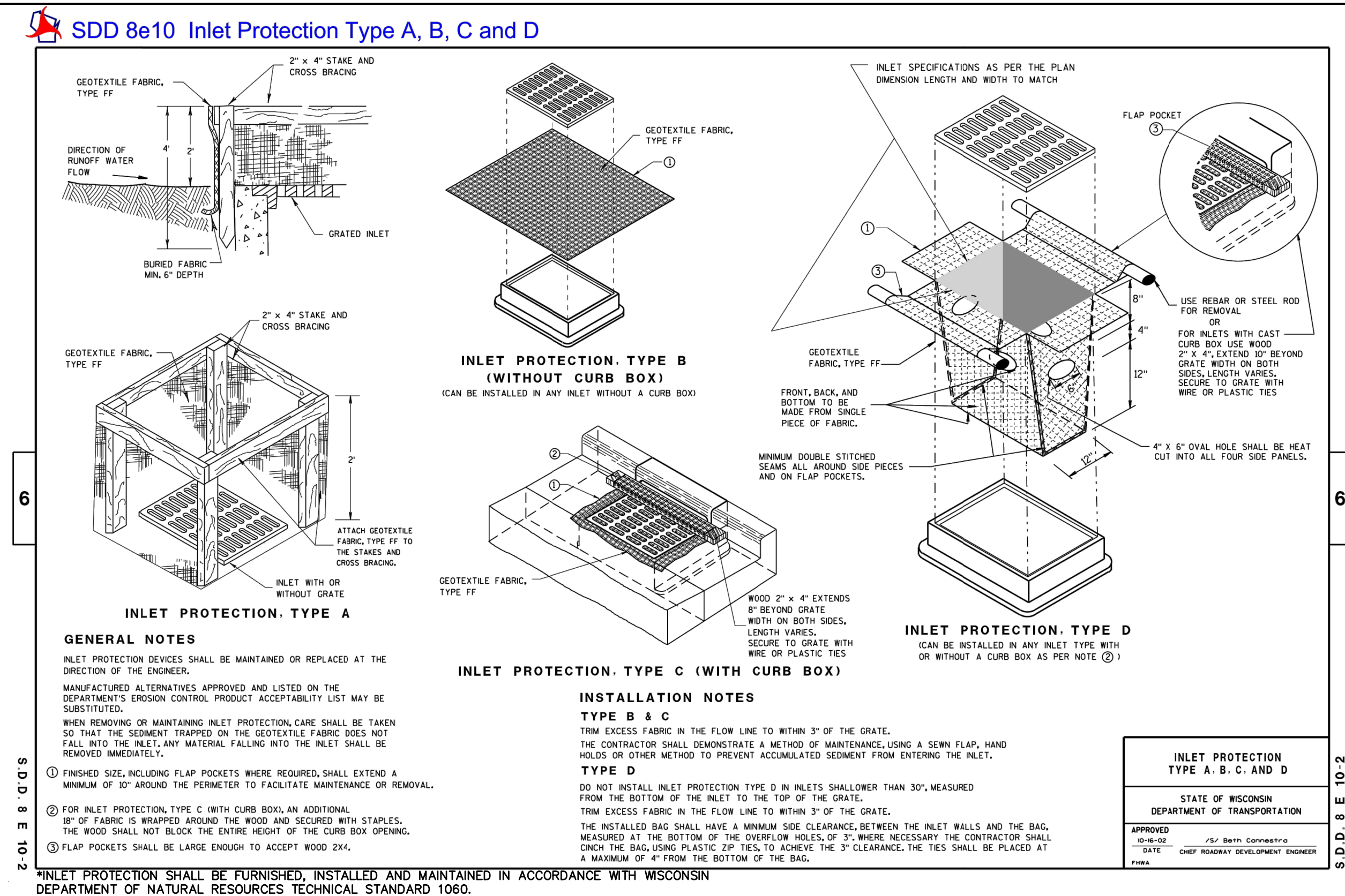






1 TRACKING PAD DETAIL

N.T.S.



2 INLET PROTECTION DETAIL

N.T.S.

INSTALLATION NOTES FOR CURB AND GUTTER DETAILS CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED DENSE AGGREGATE BASE COURSE EXTENDING A MINIMUM OF 12 INCHES BEHIND THE BACK OF CURB. CURB PAN SHALL BE A MINIMUM OF SIX INCHES (6") THICK, EXPECT AT DRIVEWAY LOCATIONS WHERE IT SHALL BE A MINIMUM OF EIGHT INCHES (8") THICK. INSTALL TWO (2) NO. 4, 18-INCH LONG EPOXY COATED TIE BARS ANCHORED WITH AN EPOXY, EVENLY SPACED, DRIVEN NINE INCHES (9") INTO TO EXISTING OR PREVIOUSLY INSTALLED CURB AND GUTTER. WHEN PLACED ADJACENT TO NEW CONCRETE, INSTALL NO. 4 18-INCH LONG EPOXY COATED TIE BARS, 36" ON CENTER PLACED A MINIMUM OF THREE AND ONE HALF INCHES (3½") BELOW THE TOP OF THE CURB PAN. LATERAL CONTRACTION JOINTS TO BE PLACED AT AN INTERVAL OF 10 FEET TO A MINIMUM DEPTH OF TWO INCHES (2"). EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT POINTS OF CURVATURE, ANGLE POINTS, THREE FEET (3') FROM EACH SIDE OF EVERY INLET AND EVERY 300 FEET ALONG TANGENT SECTIONS OR AS DIRECTED BY THE ENGINEER. EXPANSION JOINT FILLER MATERIAL SHALL MEET WISDOT SPECIFICATIONS HAVING THE SAME DIMENSIONS AS THE CURB & GUTTER WITH A 3/4" THICKNESS. APPLY CONCRETE CURING COMPOUND PER WISDOT SPECIFICATIONS. 18" 6" 2" R. 1/2"/FT. BATTER CURB FACE 3/4" MAX. R. 4% SLOPE 0.54' 0.04' 6" 0.00' 6" MIN. 12" COMPACTED DENSE AGGREGATE BASE (PER PLAN) COMPACTED EARTH SUBGRADE SLOPE PER PLAN* 2" 6"x6" W2.9 X W2.9 WELDED WIRE FABRIC 6" CONCRETE GRADE A-FA 3,500 PSI (MIN.) 8" COMPACTED DENSE AGGREGATE BASE (1 1/4" GRADATION) COMPACTED EARTH SUBGRADE * SIDEWALKS: 1.5% CROSS-SLOPE (TYP.) 2.08% CROSS-SLOPE (MAX.) PATIOS, PLAZAS, AND LANDINGS: 2.08% SLOPE IN ANY DIRECTION (MAX.) ALL OTHER PAVEMENTS: SLOPE PER PLAN 1 3/4" UPPER COURSE OVER TACK COAT (4 LT 58-28 S) 2 1/4" LOWER COURSE (3 LT 58-28 S) 10" COMPACTED DENSE AGGREGATE BASE (1 1/4" GRADATION) COMPACTED EARTH SUBGRADE												1	CONCRETE CURB AND GUTTER DETAIL NOTES	N.T.S.	2	18" VERTICAL FACE REVERSE PAN CONCRETE CURB AND GUTTER DETAIL	N.T.S.	3	MEDIUM-DUTY CONCRETE PAVEMENT (6") (TYPICAL SECTION)	N.T.S.	4	MEDIUM-DUTY ASPHALT PAVEMENT (4") (TYPICAL SECTION)	N.T.S.
CONCRETE CAP (NON-TAPERED) ROUND GALVANIZED STEEL PIPE BOLLARD, 5" INTERIOR DIAMETER, 5 5/8" EXTERIOR DIAMETER, 0.25" WALL THICKNESS (SCHEDULED 40), PRIMED AND FILLED WITH CONCRETE. 3" COVER OVER FOOTING FINISHED GRADE 40" 12" DIAMETER CONCRETE FOUNDATION 48" 6" <td>5</td> <td>5" GALVANIZED STEEL PIPE BOLLARD DETAIL</td> <td>N.T.S.</td> <td colspan="4"></td>						5	5" GALVANIZED STEEL PIPE BOLLARD DETAIL	N.T.S.															

[illegible]

LYNCH CHRYSLER MUKWONAGO - ADDITION

282 EAST WOLF RUN

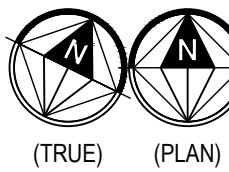
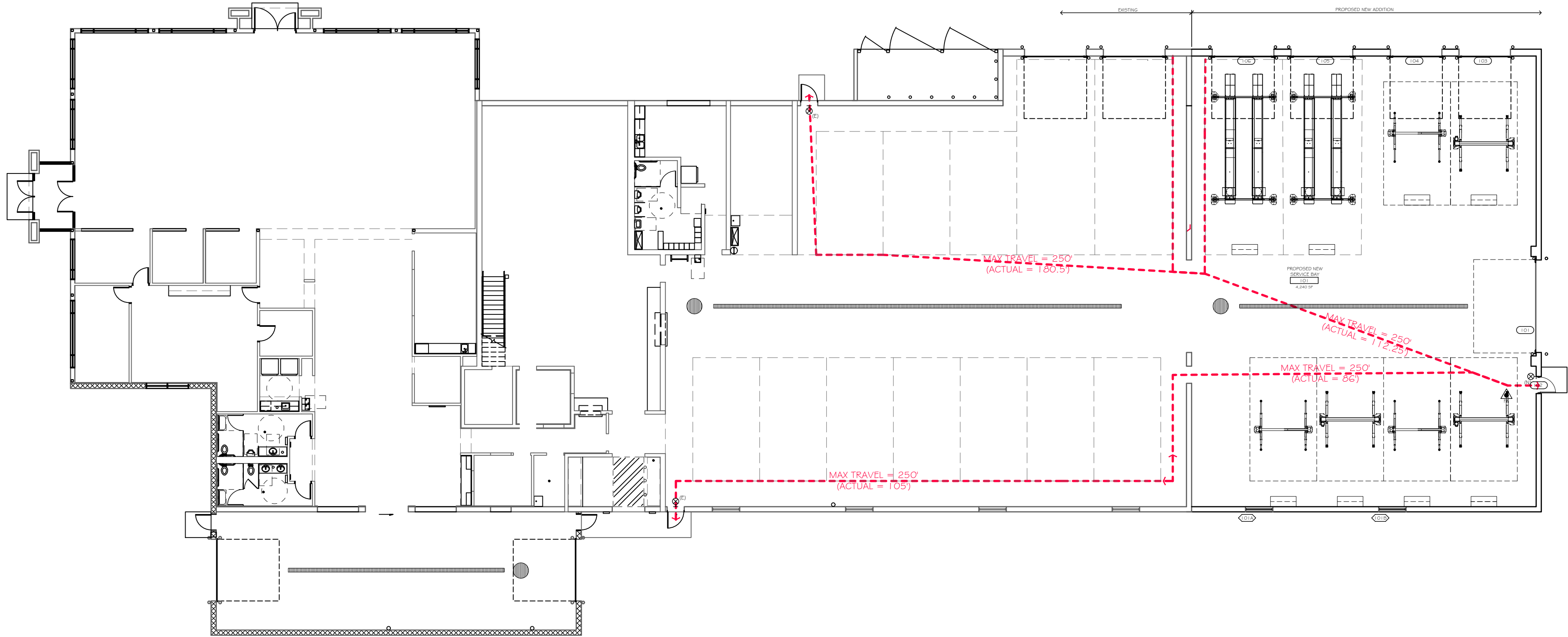
MUKWONAGO, WISCONSIN

PROJECT SUMMARY:

ADDITION TO EXISTING AUTOMOTIVE SERVICE SHOP

BUILDING CODE INFORMATION:

BUILDING CODES ENFORCED:	
• WISCONSIN ADMINISTRATIVE CODE (CHAPTERS)	
• SPS316 - ELECTRICAL	
• SPS361 - ADMINISTRATION AND ENFORCEMENT (INCLUDES THE FOLLOWING INTERNATIONAL CODE COUNCIL CODES: INTERNATIONAL BUILDING CODE (IBC); INTERNATIONAL ENERGY CONSERVATION CODE (IECC); INTERNATIONAL MECHANICAL CODE (IMC); INTERNATIONAL FUEL GAS CODE (IFGC); INTERNATIONAL EXISTING BUILDING CODE (IEBC)	
• SPS362 - BUILDING AND STRUCTURES (INCLUDING MODIFICATIONS TO THE IBC)	
• SPS363 - ENERGY CONSERVATION (INCLUDES MODIFICATIONS TO THE IECC)	
• SPS364 - HEATING, VENTILATING AND AIR CONDITIONING (INCLUDES MODIFICATIONS TO THE IMC)	
• SPS365 - FUEL GAS APPLIANCES (INCLUDING MODIFICATIONS TO THE IFGC)	
• SPS366 - EXISTING BUILDING CODE (INCLUDING MODIFICATIONS TO THE IEBC)	
• SPS381 TO SPS387 - STATE PLUMBING CODE	
TYPE OF PROJECT:	
USE GROUP:	
HEIGHT & AREA:	ADDITION/ ALTERATION
	S1-MODERATE HAZARD STORAGE
SPRINKLER SYSTEM HEIGHT INCREASE	
SPRINKLER SYSTEM AREA INCREASE	
CONSTRUCTION TYPE:	
INTERIOR FINISHES:	
INTERIOR WALL AND CEILING:	
INTERIOR FLOOR:	
TOILET/ BATHING:	
FIRE PROTECTION SYSTEMS:	
AUTOMATIC SPRINKLER SYSTEMS:	
PORTABLE FIRE EXTINGUISHERS:	
FIRE ALARM AND DETECTION SYSTEMS:	
SMOKE AND HEAT REMOVAL:	
MEANS OF EGRESS:	
CEILING HEIGHT:	
FLOOR SURFACE:	
ELEVATION CHANGES:	
OCCUPANT LOAD:	
SERVICE BAYS (S-1 STORAGE):	
BUSINESS	
EGRESS SIZING:	
NUMBER OF EXITS:	
EXIT ACCESS TRAVEL:	
ACCESSIBILITY:	
EMPLOYEE WORK AREAS:	
ACCESSIBLE ROUTE:	
ACCESSIBLE ENTRANCES:	
PARKING:	
TOILET/ BATHING FACILITIES:	
SIGNAGE:	
INDOOR ENVIRONMENT:	
VENTILATION:	
TEMPERATURE CONTROL:	
LIGHTING:	
ROOF ASSEMBLES/ STRUCTURES:	
GLASS AND GLAZING:	
EMERGENCY AND STANDBY POWER:	
PLUMBING:	
MINIMUM REQUIRED FIXTURES:	
WATER CLOSETS:	
LAVATORIES:	
DRINKING FOUNTAIN:	
SERVICE SINKS:	
EYE WASH STATIONS:	



FIRST FLOOR - EXIT PLAN

SCALE: 1/16" = 1'-0"

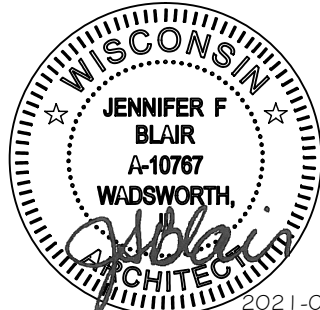
PLAN NOTES:

1. PROVIDE 2A-10BC FIRE EXTINGUISHER - MAX MOUNTING HEIGHT = 5'-0" AFF. COORDINATE WITH NFPA 10 AND LOCAL FIRE INSPECTOR.
2. REFER TO ELECTRICAL EMERGENCY LIGHTING PLANS FOR EXIT LIGHT DIRECTIONAL FEATURES AND EGRESS LIGHTING.

(E) ⊗ DENOTES EXISTING EXIT LIGHT

(N) ⊗ DENOTES NEW EXIT LIGHT

⬆ ⊗ DENOTES SURFACE MOUNTED FIRE EXTINGUISHER



JENNIFER F. BLAIR
STATE OF WISCONSIN
LICENSED ARCHITECT
A-10787
EXPIRES 7-31-2022

These drawings have been prepared at and/or under my direct supervision and to the best of my knowledge and belief conform and comply with the requirements of the building department codes having jurisdiction.

Scherrer
CONSTRUCTION CO., INC.

Building with Integrity Since 1928

601 Blackhawk Drive,
P.O. Box 740
Burlington, Wisconsin 53105
Tel: (262) 539-3100
Fax: (262) 539-3101
www.scherrerconstruction.com

INDEX	
SHEET NUMBER	SHEET TITLE
G000	Cover Sheet
G001	General Notes
G100	Site Plan - Demolition
G101	Site Plan - Proposed
D100	First Floor - Demolition Plan
D101	Roof Plan - Demolition
D200	Exterior Elevations - Demolition
A100	First Floor Plan - Proposed
A101	Roof Plan - Proposed
A200	Exterior Elevations - Proposed
A300	Building Sections - Wall Sections
A500	Details
A600	Schedules
S000	Structural Notes
S001	Structural Schedules
S100	Foundation Plan
S101	Roof Framing Plan
S600	Structural Details
S601	Structural Details
S602	Structural Details
S603	Structural Details

CONSULTANTS:

STRUCTURAL ENGINEER
IONIC STRUCTURES AND DESIGN, LLC
PO BOX 466
Plover, WI 54467
P: 414.540.8755
F: 414.921.9746
INFO@IONIC-SD.COM

CIVIL ENGINEER
NIELSEN MADSEN + BARBER
1458 HORIZON BLVD. SUITE 200
RACINE, WI 53408
P: 202.634.5588
MEBERLE@NMBS.NET

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No.	Description	Date
1	ISSUE FOR CONDITIONAL USE	2021-11-08
1	OWNER REVISIONS	2021-10-15
	OWNER REVISIONS	2021-08-25
	ISSUE FOR STATE REVIEW - PERMISSION TO START	2021-08-13

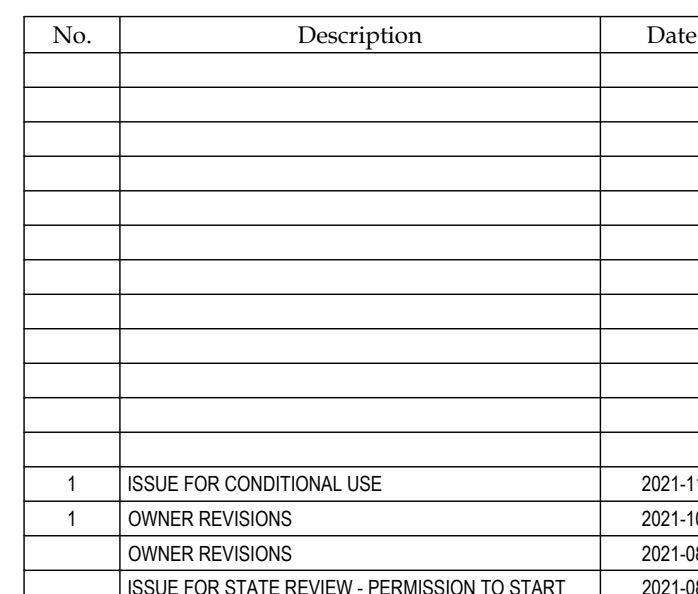
Lynch Chrysler Mukwonago - Addition

Service Department Expansion

Cover Sheet

Project number	20-056
Date	PRELIMINARY
Drawn by	JFB
Checked by	CHK
Scale	
Sheet Number	G000

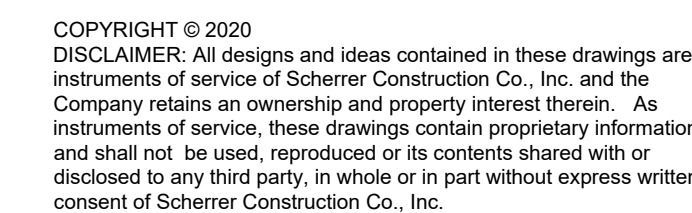
DIRECT VEHICULAR
ACCESS PROHIBITED



Project number	20-03
Date	PRELIMINARY
Drawn by	JFE
Checked by	CH
Scale	
Sheet Number	2 of 2

601 Blackhawk Drive,
P.O. Box 740
Burlington, Wisconsin 53105
Tel: (262) 539-3100
Fax: (262) 539-3101
www.scherrerconstruction.com

DIRECT VEHICULAR
ACCESS PROHIBITED

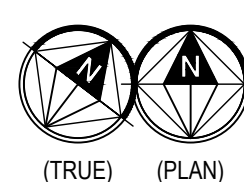


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FOUNDATION PERMIT & CONSTRUCTION 2021-08-27

Project number	20-03
Date	PRELIMINARY
Drawn by	JFE
Checked by	CH
Scale	

G101



SITE PLAN - PROPOSED

SCALE: 1" = 40'

019003ECT 164040EPRINT/Projects/Lynch - Multisensor Chrysler ADAS/20-058 Auth Files - SCC Lynch Auto/20-058 3_G101_Site Plan - Proposed.dwg Method

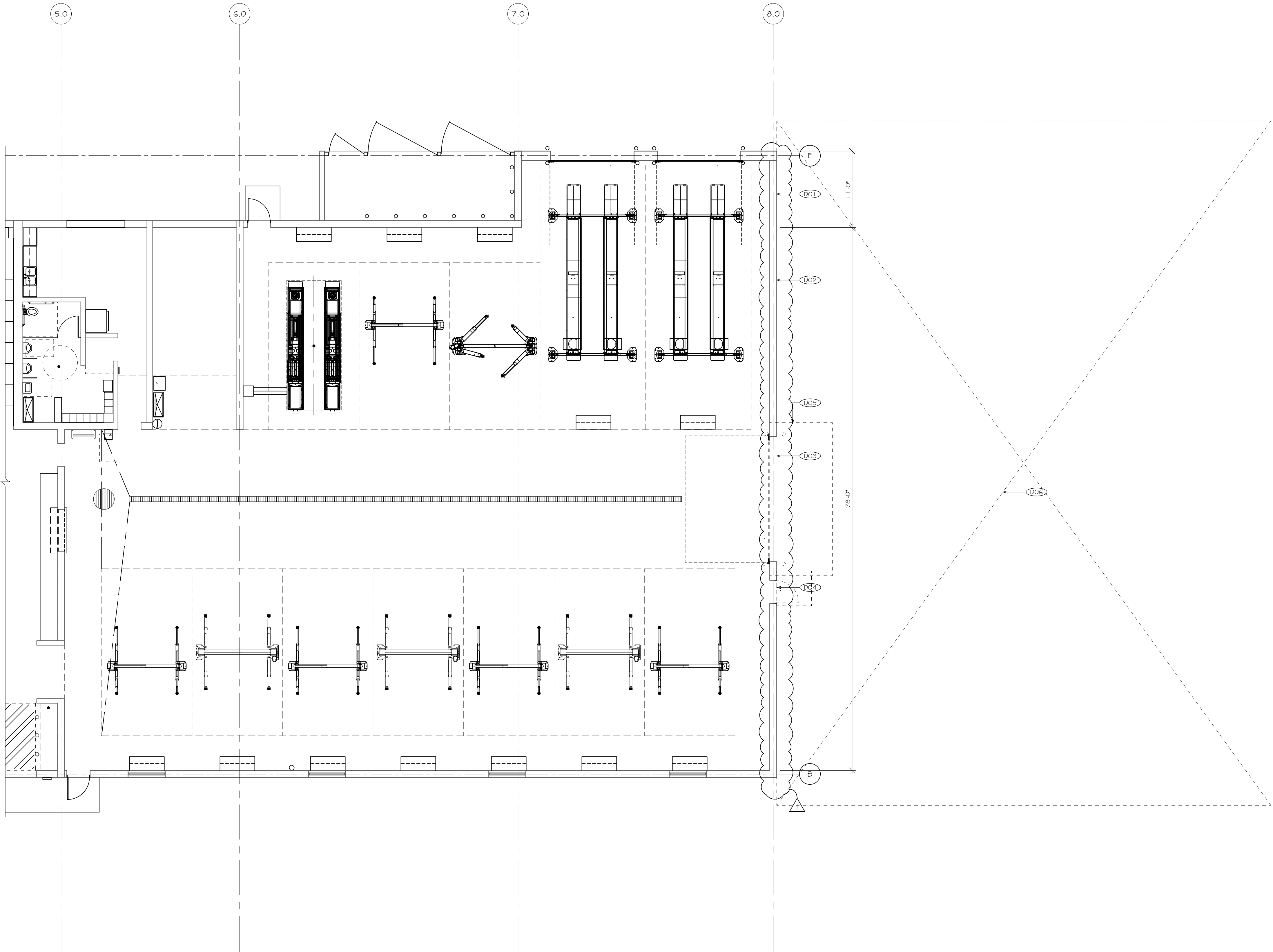
DEMOLITION NOTES - PLAN	
D01	PORTION OF EXISTING CANOPY WALL TO REMAIN
D02	EXISTING METAL PANELS TO BE REMOVED - PATCH AND REPAIR WALL AS REQUIRED
D03	EXISTING SOUTHERN OVERHEAD DOOR TO BE REMOVED AND SALVAGED IF POSSIBLE
D04	EXISTING DOOR TO BE REMOVED AND SALVAGED IF POSSIBLE
D05	EXISTING CANOPY TO BE REMOVED AND SALVAGED IF POSSIBLE
D06	EXISTING ASPHALT TO BE SAWCUT AND REMOVED AS REQUIRED FOR NEW EXCAVATIONS
D07	EXISTING CANOPY TO BE REMOVED AND SALVAGED IF POSSIBLE

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[illegible]Sheet Number **D100**

D100



FOUNDATION PERMIT & CONSTRUCTION 2021-08-27

NO	PORTION OF EXISTING CMU WALL TO REMAIN
D02	EXISTING METAL PANELS TO BE REMOVED - PATCH AND REPAIR WALL AS REQUIRED
D03	EXISTING ASPHALT DOOR TO BE REMOVED AND SALVAGED IF POSSIBLE
D04	EXISTING DOOR TO BE REMOVED AND SALVAGED IF POSSIBLE
D05	EXISTING CANOPY TO BE REMOVED AND SALVAGED IF POSSIBLE
D06	EXISTING ASPHALT TO BE SAWCUT AND REMOVED AS REQUIRED FOR NEW EXCAVATIONS
D07	EXISTING CANOPY TO BE REMOVED AND SALVAGED IF POSSIBLE

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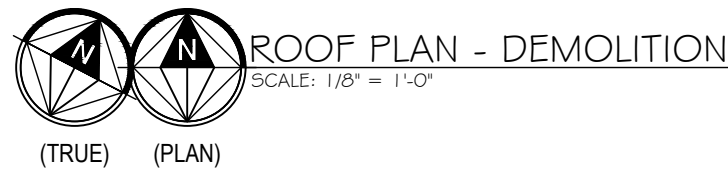
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No.	Description	Date
1	ISSUE FOR CONDITIONAL USE	2021-11-08
1	OWNER REVISIONS	2021-10-15
	OWNER REVISIONS	2021-08-25
	ISSUE FOR STATE REVIEW - PERMISSION TO START	2021-08-13

Expansion

Sheet Number

D101



FOUNDATION PERMIT & CONSTRUCTION 2021-08-27

601 Blackhawk Drive,
P.O. Box 740
Burlington, Wisconsin 53105
Tel: (262) 539-3100
Fax: (262) 539-3101
www.scherrerconstruction.com

X01	PORTION OF EXISTING CMU WALL TO BE REMOVED, REFER TO FLOOR PLAN FOR ADDITIONAL INFORMATION
X02	EXISTING CANOPY TO BE REMOVED AND SALVAGED IF POSSIBLE
X03	EXISTING OVERHEAD DOOR TO BE REMOVED AND SALVAGED IF POSSIBLE
X04	EXISTING DOOR TO BE REMOVED AND SALVAGED IF POSSIBLE
X05	EXISTING BOLLARDS TO BE REMOVED AND SALVAGED IF POSSIBLE
X06	EXISTING INSULATED METAL PANELS TO BE REMOVED AND DISCARDED



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[illegible]

Lynch Chrysler Mukwonago -
Addition
Service Department
Expansion
Exterior Elevations - Demolition

Project number	20-058
Date	PRELIMINARY
Drawn by	JFB
Checked by	CHK
Scale	
Sheet Number	D000

FOUNDATION PERMIT & CONSTRUCTION 2021-08-27

FLOOR PLAN NOTES	
FFP01	NEW BOLLARD WITH HEAVY DUTY POST SLEEVE PAINT - PAINT COLOR TO BE BENJAMIN MOORE RUST GRAY #1615
FFP02	RE-USE OR NEW OVERHEAD SECTORAL DOOR PER DOOR SCHEDULE
FFP03	NEW DOOR PER DOOR SCHEDULE
FFP04	TRAFFIC DUTY TRENCH DRAIN AND GRATE. TIE INTO EXISTING DRAIN SYSTEM
FFP05	REINSTALL EXISTING CANOPY IF POSSIBLE. IF NOT REFER TO ARCHITECTURAL PLANS/ AND DETAILS FOR ADDITIONAL INFORMATION
FFP06	NEW PRE-FINISHED METAL COATING TO MATCH EXISTING ADJACENT. REFER TO SECTION'S DETAILS FOR ADDITIONAL INFORMATION
FFP07	NEW 6"Ø ROOF DRAIN TO MATCH EXISTING. TIE INTO EXISTING DRAIN SYSTEM
FFP08	NEW SUNSHADE TO MATCH EXISTING
FFP09	BUILD UP ROOFING TO PROVIDE A SADDLE FOR POSITIVE DRAINAGE

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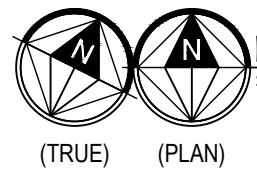
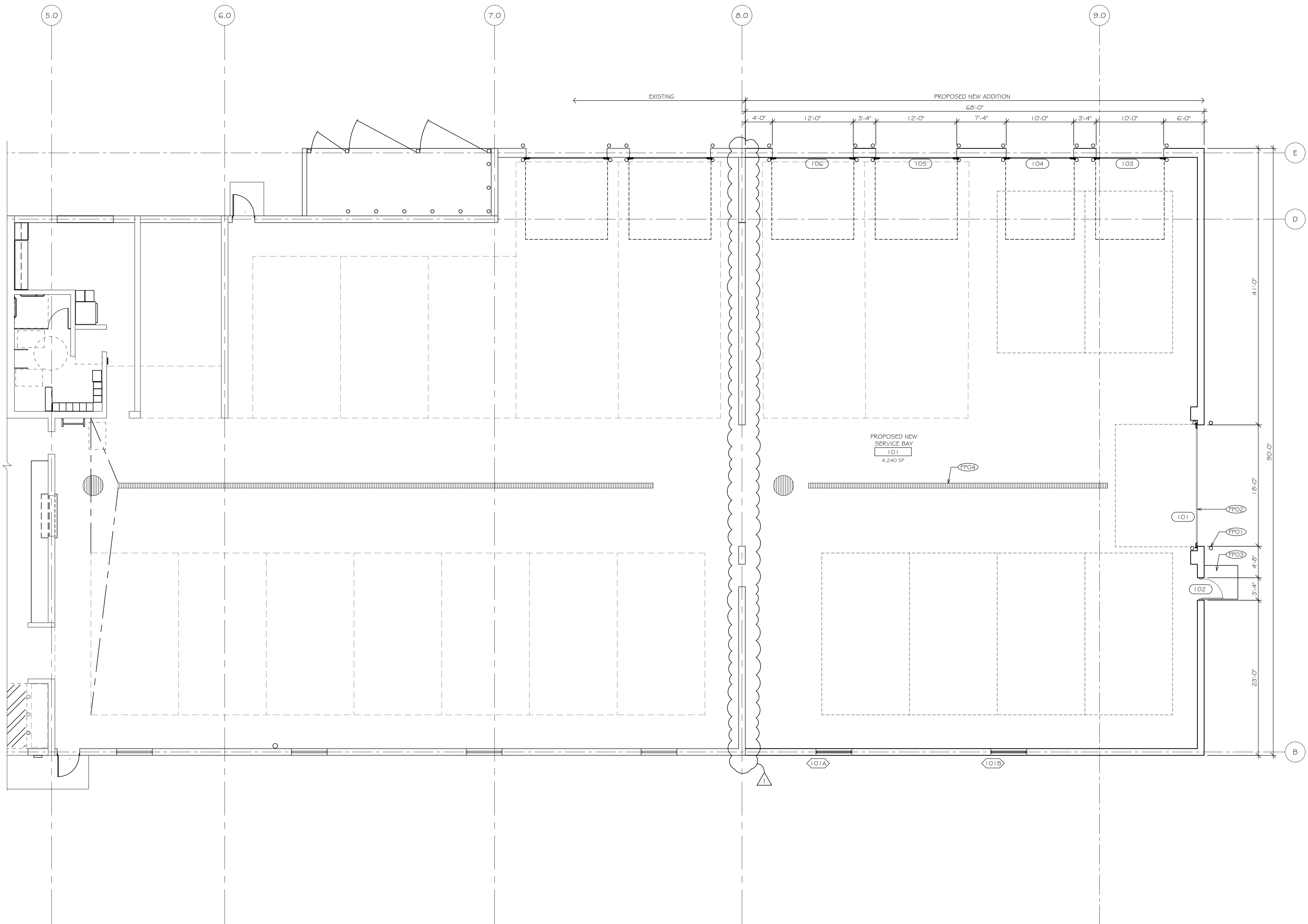
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[illegible]

Lynch Chrysler Mukwonago -
Addition
Service Department Expansion

First Floor Plan - Proposed

Project number	20-058
Date	PRELIMINARY
Drawn by	JFB
Checked by	CHK
Scale	
Sheet Number	A-100



FIRST FLOOR - PROPOSED PLAN

SCALE: 1/8" = 1'-0"

L:\PROJECT 99946\BENTON\Projects\Lyndh - Muldenango Chrysler Addr\20-058 Arch Files - SCC Lyndh Addr\20-058 A1 to First Floor Plan - Proposed.dwg Plotted 1/8/2011 by IsaacFolger D:\Bent

FOUNDATION PERMIT & CONSTRUCTION 2021-08-27

FLOOR PLAN NOTES

FF01	NEW DOLLAR WITH HEAVY DUTY POST SLEEVE PAINT - PAINT COLOR TO BE BENJAMIN MOORE ROOK GRAY #1615
FF02	RE-USED OR NEW OVERHEAD SECTOR DOOR PER DOOR SCHEDULE
FF03	NEW DOOR PER DOOR SCHEDULE
FF04	TRAFFIC DUTY TRENCH DRAIN AND GRATE. TIE INTO EXISTING DRAIN SYSTEM
FF05	REINSTALL EXISTING CHAIN AND GRATE, IF POSSIBLE. IF NOT RE-REFER TO ARCHITECTURAL PLANS AND DETAILS FOR ADDITIONAL INFORMATION.
FF06	NEW PRE-FINISHED METAL CEILING TO MATCH EXISTING ADJACENT. REFER TO SECTIONS DETAILS FOR ADDITIONAL INFORMATION
FF07	NEW 6"X ROOF DRAIN TO MATCH EXISTING. TIE INTO EXISTING DRAIN SYSTEM
FF08	NEW SUNSHADE TO MATCH EXISTING
FF09	BUILD UP ROOFING TO PROVIDE A SADDLE FOR POSITIVE DRAINAGE

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[illegible]

Lynch Chrysler Mukwonago - Addition

Service Department

Expansion

Project number 20-058

Date PRELIMINARY

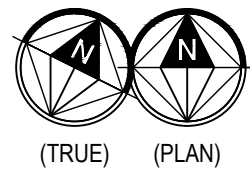
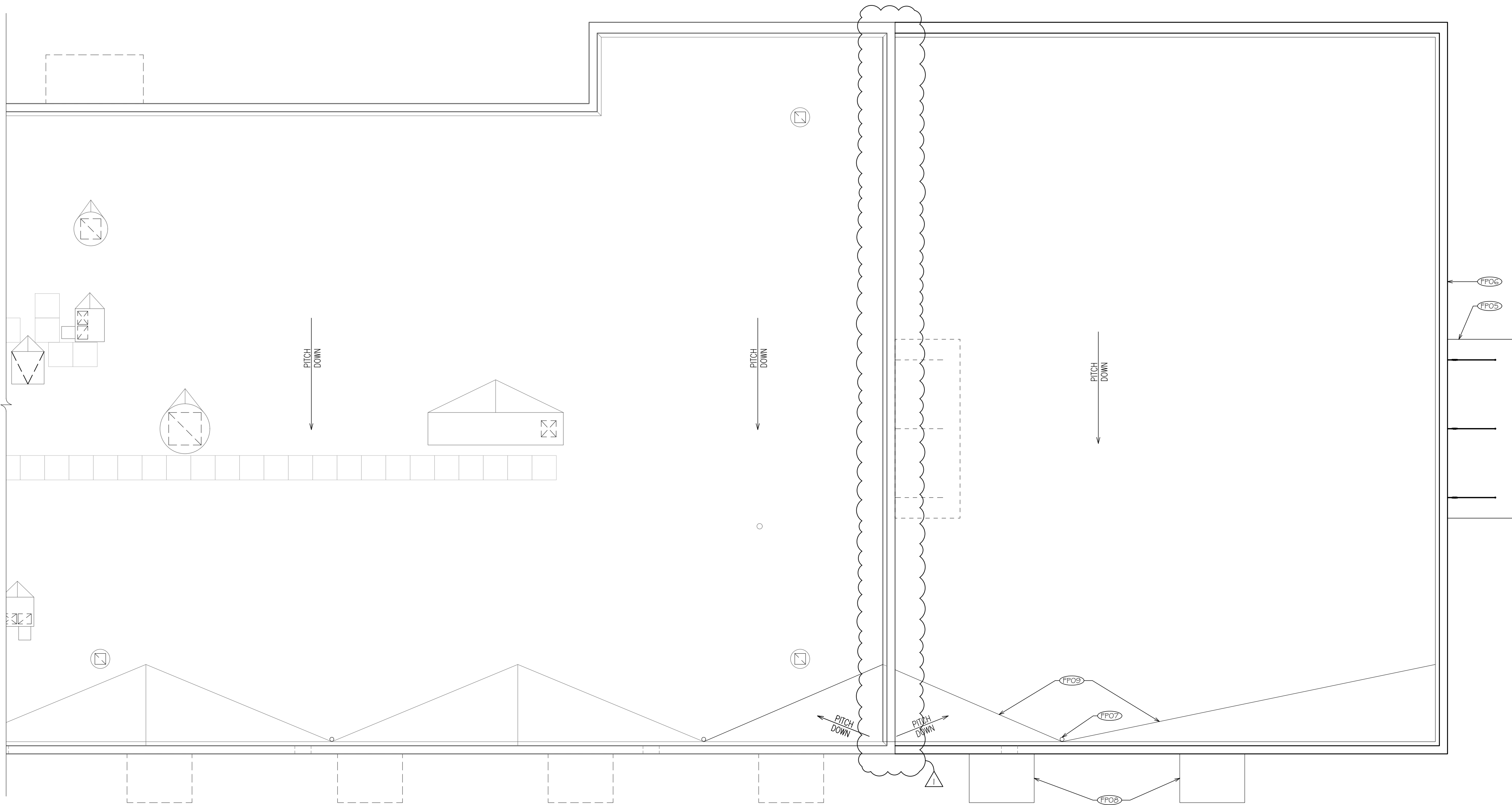
Drawn by JFB

Checked by _____ CHK

Scale

Sheet Number A104

A101



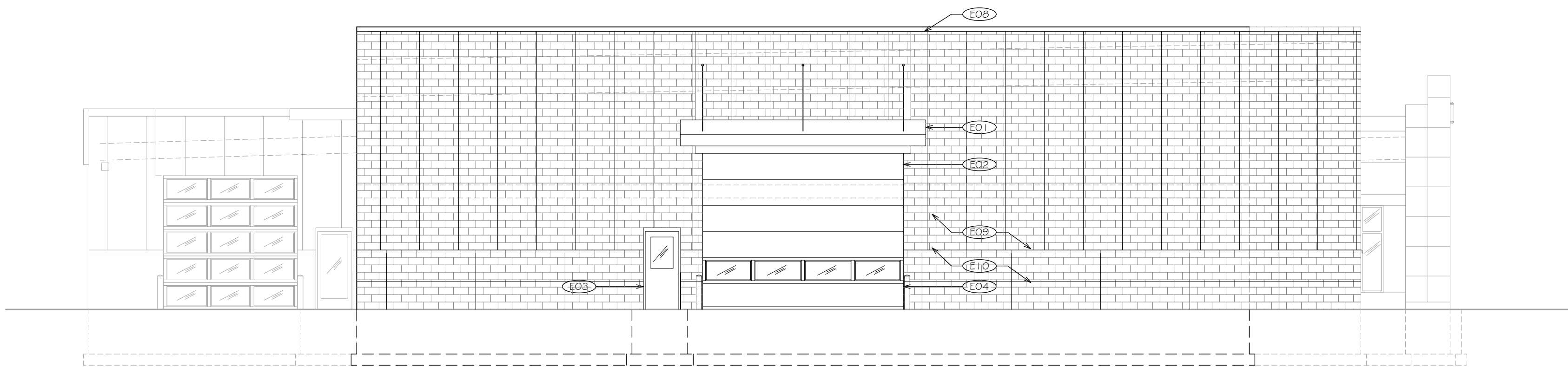
ROOF PLAN - PROPOSED

SCALE: 1/8" = 1'-0"

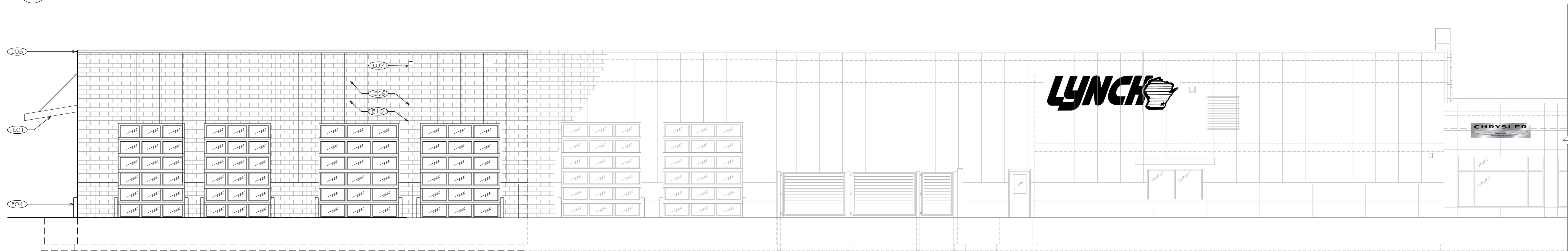
601 Blackhawk Drive,
P.O. Box 740
Burlington, Wisconsin 53105
Tel: (262) 539-3100
Fax: (262) 539-3101
www.scherrerconstruction.com

ELEVATION NOTES	
E01	RE-USED OR NEW SUSPENDED CANOPY. IF NEW, REFER TO DETAILS AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION
E02	RE-USED OR NEW OVERHEAD SECTIONAL DOOR PER DOOR SCHEDULE
E03	NEW DOOR PER DOOR SCHEDULE
E04	NEW BOLLARD - MATCH JULY POST SLEEVE PAINTED - PAINT COLOR TO BE BENJAMIN MOORE ROCK GRAY #1C15
E05	PRE-FABRICATED SUNSHADE - REFER TO MANUFACTURER'S SEPARATE DRAWINGS FOR ADDITIONAL INFORMATION
E06	NEW WINDOW TO MATCH EXISTING
E07	OVERFLOW SCUPPER TO MATCH EXISTING
E08	METAL COPING TO MATCH EXISTING
E09	NEW MASONRY WALL - MATCH EXISTING IN SIZE, SHAPE, TEXTURE AND COLOR
E10	NEW INSULATED METAL PANELS - MATCH EXISTING IN SIZE, SHAPE, TEXTURE AND COLOR

1 PARTIAL SOUTH ELEVATION - PROPOSED
A200 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION - PROPOSED
A200 SCALE: 1/8" = 1'-0"



3 PARTIAL NORTH ELEVATION
A200 SCALE: 1/8" = 1'-0"

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Service Department

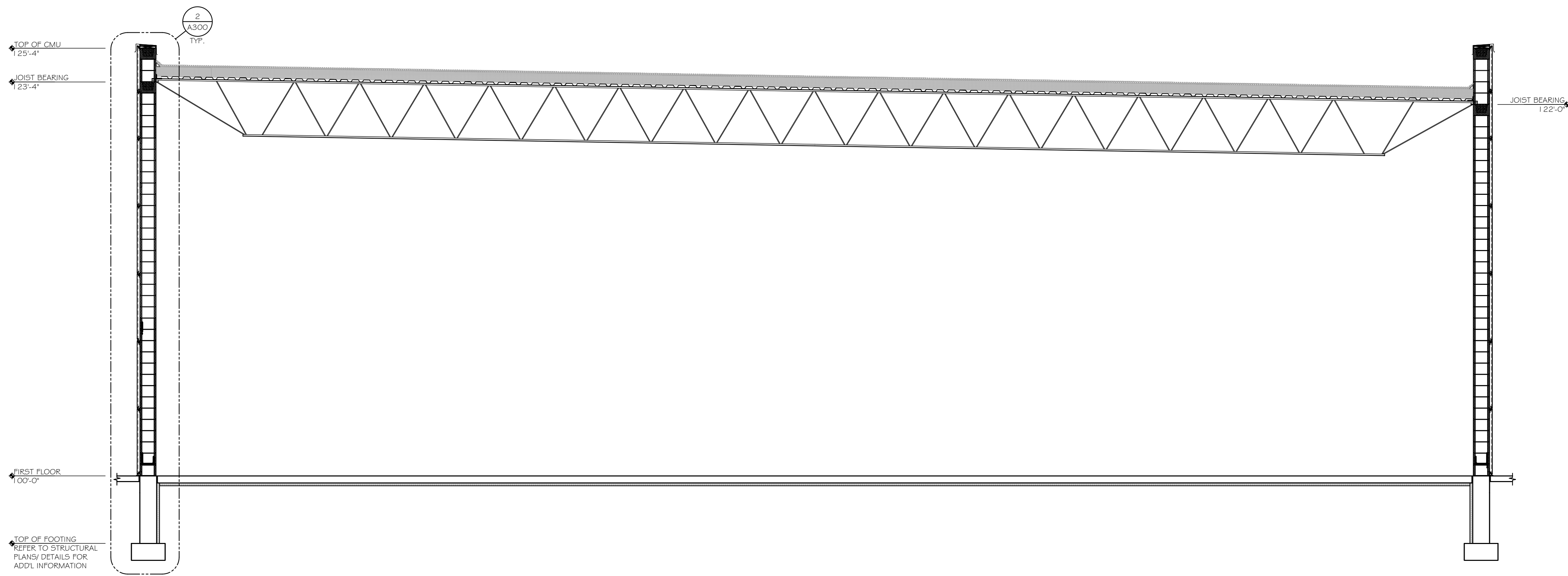
Expansion

Exterior Elevations - Proposed

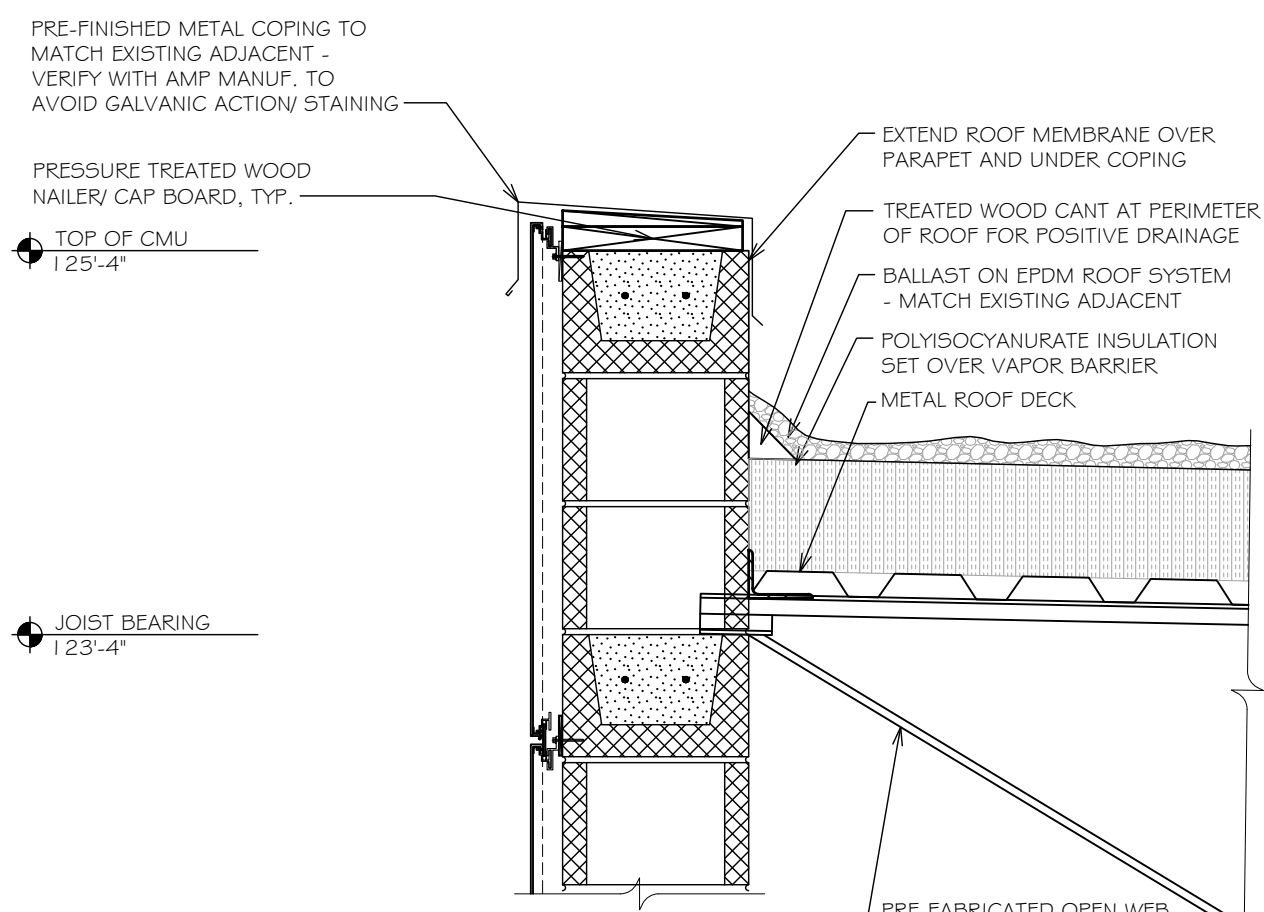
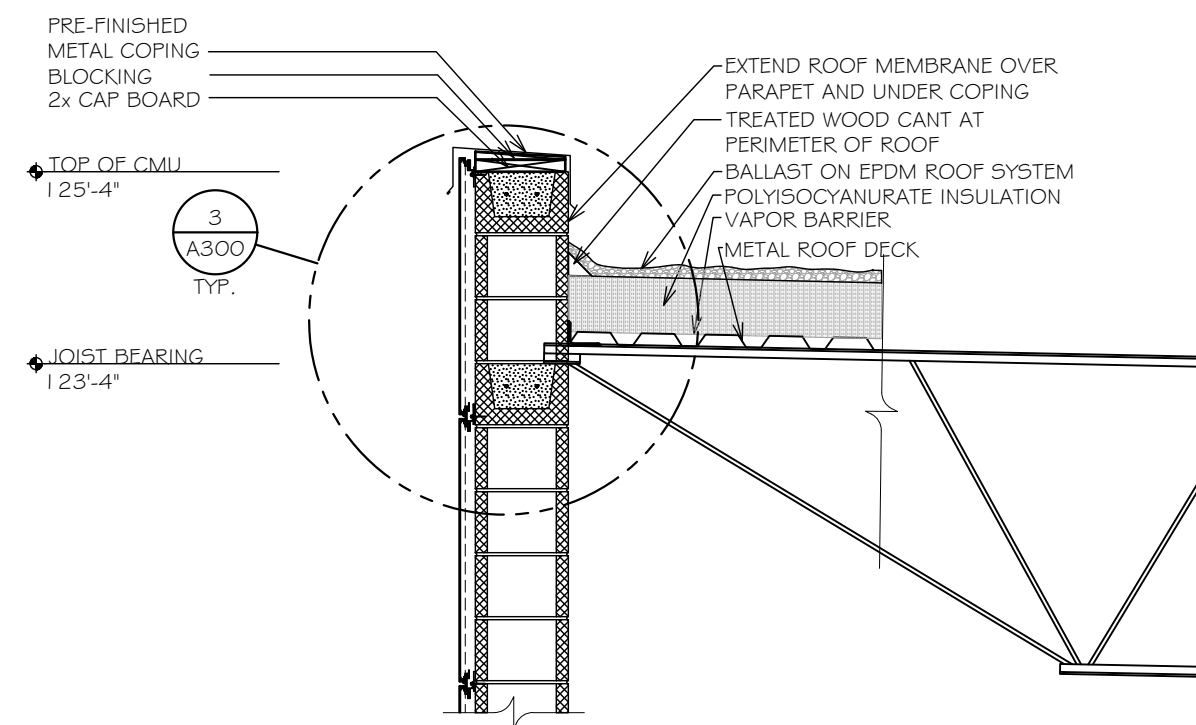
Project number	20-058
Date	PRELIMINARY
Drawn by	JFB
Checked by	CHK
Scale	
Sheet Number	A 000

FOUNDATION PERMIT & CONSTRUCTION 2021-08-27

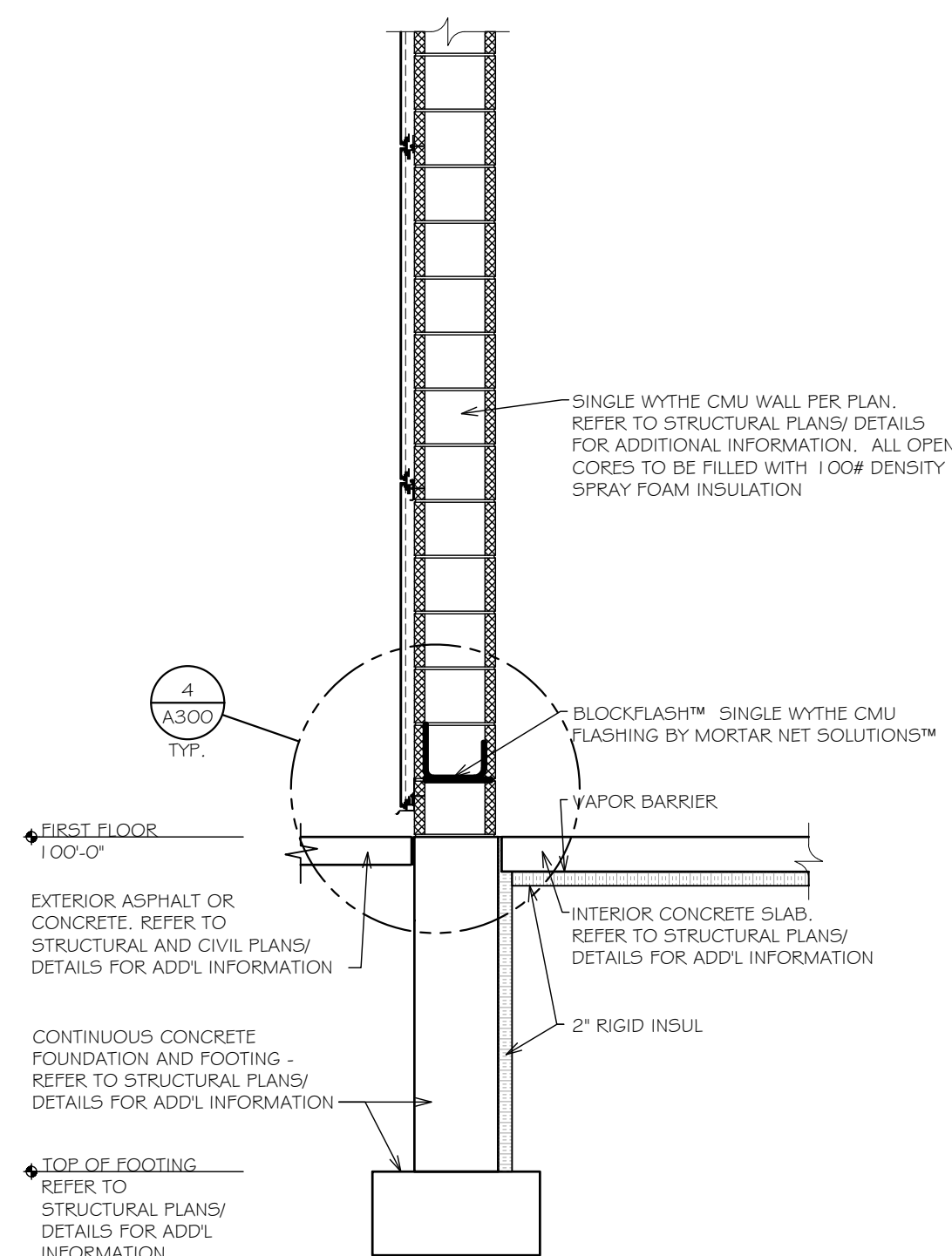
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Fax: (262) 539-3101
www.scherrerconstruction.com



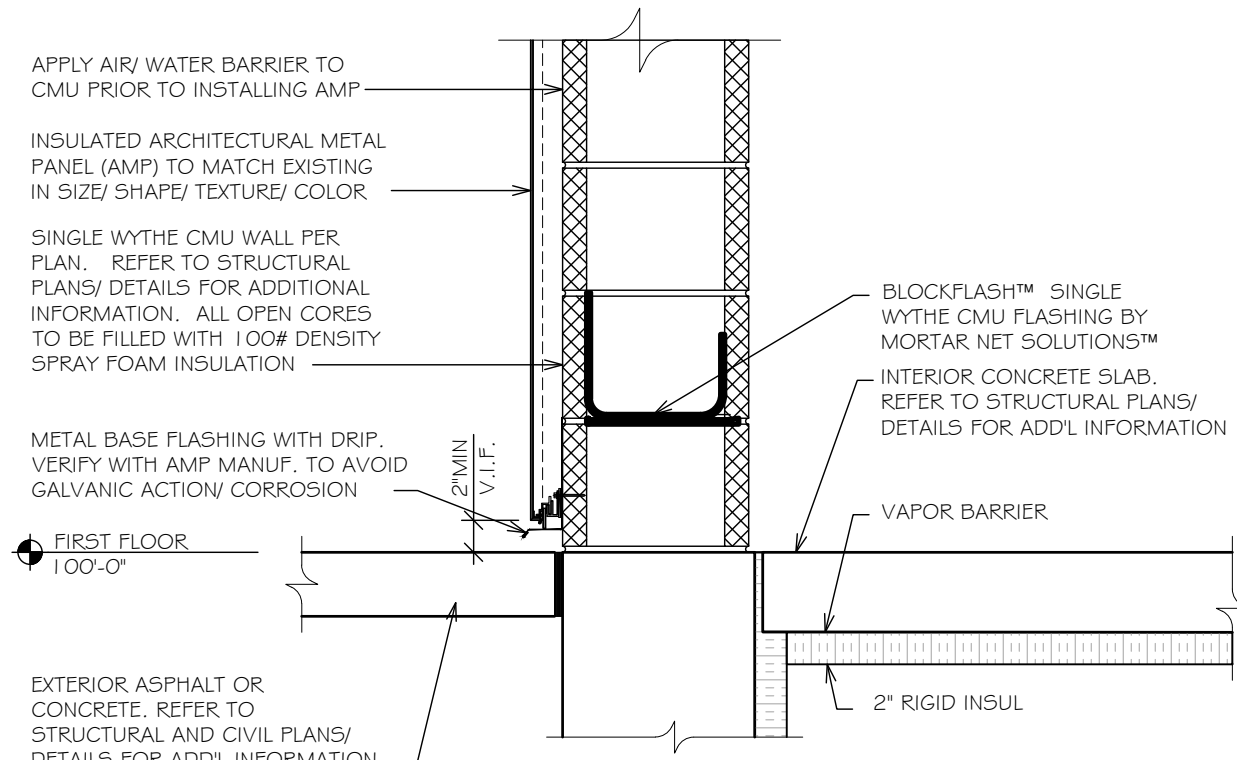
 BUILDING SECTION - LOOKING EAST
SCALE: 1/4" = 1'-0"



3 PARAPET DETAIL
A300 SCALE: 1" = 1'-0"



2 WALL SECTION
A300 SCALE: 1/2" = 1'-0"



4 FOUNDATION DETAIL
A300 SCALE: 1" = 1'-0"

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[illegible]

Expansion

Building Sections - Wall Sections

Scale

Sheet Number A 200

A300

\\PROJECT-MANAGEMENT\Projects\Lynch - Mulcahogo Chrysler Addn\20-058 Arch Files - SCCI Lynch Auto\20-058 3350 Building Sections.dwg Plotted
6/8/2011 By: laurie.fairchild

1
A500

FRAMED OPENING HEAD DETAIL

SCALE: 3" = 1'-0"

2 FRAMED OPENING JAMB DETAIL
A500 SCALE: 3" = 1'-0"

3 WINDOW HEAD DETAIL
A500 SCALE: 3" = 1'-0"

4 WINDOW JAMB DETAIL
A500 SCALE: 3" = 1'-0"

5 WINDOW SILL DETAIL
A500 SCALE: 3" = 1'-0"

6 PARAPET DETAIL
A500 SCALE: 3" = 1'-0"

7 BASE DETAIL
A500 SCALE: 3" = 1'-0"

8 WALL PANEL JOINT
A500 SCALE: 3" = 1'-0"

9 INSIDE CORNER DETAIL
A500 SCALE: 3" = 1'-0"

10 OUTSIDE CORNER DETAIL
A500 SCALE: 3" = 1'-0"

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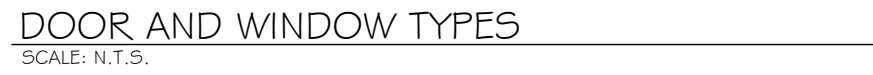
[illegible]

Lynch Chrysler Mukwonago -
Addition
Service Department
Expansion
Details

Project number	20-058
Date	PRELIMINARY
Drawn by	JFB
Checked by	CHK
Scale	
Sheet Number	A500

A500

FOUNDATION PERMIT & CONSTRUCTION 2021-08-27



WINDOW SCHEDULE								
MARK	TYPE	WIDTH	HEIGHT	HEAD HGT	FRAME	FINISH	GLAZING	OTHER
101A	A	5'-4"	6'-0"	1' 6"-8"	HM	PAINT	LOW-E ARGON FILLED	
101B	A	5'-4"	6'-0"	1' 6"-8"	HM	PAINT	LOW-E ARGON FILLED	

FOUNDATION PERMIT & CONSTRUCTION 2021-08-27

Lynch Chrysler Mukwonago - Addition Service Department

Expansion Schedules

Project number	20-058
Date	PRELIMINARY
Drawn by	JFB
Checked by	CHK
Scale	
Sheet Number	A600

RESOLUTION 2021-103

**Village of Mukwonago Order Granting a
Conditional Use and Prescribing
Conditions for an Automobile Dealership
for Lynch Ventures, LLC at 280 E Wolf
Run, Mukwonago, WI**

WHEREAS, Lynch Ventures, LLC (hereinafter "property owner") owns the property identified as 280 E Wolf Run, (hereinafter "subject property") in the Village of Mukwonago, more particularly described as follows:

LOT 2 CERT SURV 11223 VOL 110/236 REC AS DOC# 4100968 REDIVISION LOT 2 CERT SURV 9844 PT SW1/4 SE1/4 OF SE1/4 SEC 25 & PT NE1/4 NW1/4 OF NE1/4 SEC 36 T5N R18E :: DOC# 4102986

WHEREAS, the property owner has, consistent with the Village of Mukwonago's zoning regulations, submitted a conditional use application for an outdoor dining area per Section 100-153 (f) (2), and

WHEREAS, upon receipt of the petition submitted by the property owner and future purchaser, the Village Clerk properly referred such petition to the Plan Commission; and

WHEREAS, allowing for required public notice, the Plan Commission conducted a public hearing on December 14, 2021 to consider the petitioner's request; and

WHEREAS, members of the public in attendance were given ample opportunity to provide comment regarding the petitioner's request; and

WHEREAS, the Plan Commission passed a motion recommending to the Village Board that the conditional use be approved subject to certain conditions; and

WHEREAS, the Plan Commission, in passing on the matter, has made the following determinations consistent with Section 100-354 of Mukwonago's zoning regulations:

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or welfare of the Village.
2. The uses, values and enjoyment of other property in the surrounding neighborhood that are already permitted shall be, in no foreseeable manner, substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
3. The establishment of the conditional use will not impede the normal and ordinary development and improvement of the surrounding property for uses permitted within the district and/or which are consistent with the standards in the Comprehensive Plan.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the use.

Return to:

Diana Dykstra, Clerk-Treasurer
Village of Mukwonago
440 River Crest Court
Mukwonago, WI 53149

Parcel Number: MUKV 2013-994-004

5. Adequate measures have been taken or will be taken providing ingress and egress to minimize traffic congestion on public streets so as not to diminish the level of service of any intersection which is impacted by traffic arising from the conditional use.

In addition, the property owner and future purchaser has shown compliance with the requirements set forth in the Village's zoning regulations for the specified use.

WHEREAS, the Village Board has carefully reviewed the recommendation of the Plan Commission and concurs with the Plan Commission's findings set forth above, provided the conditional use is operated pursuant to the conditions of approval set forth in this order.

NOW THEREFORE, IT IS HEREBY DETERMINED AND ORDERED AS FOLLOWS:

1. **Authorized uses.** Subject to the terms and conditions of this approval and the sections of the zoning code that apply, the property owner is authorized to add additional landscaping to the site, a retaining wall, and vacuum stalls.
2. **Issuance of permit required.** The zoning administrator is authorized to issue the property owner a conditional use permit when all conditions enumerated in section 3 have been satisfied to his or her satisfaction. Such permit is the last approval before the property owner/tenant can begin to establish the use as authorized herein.
3. **Initial conditions of approval.** The following conditions shall be satisfied prior to the issuance of the conditional use permit:
 - a. The property owner must submit site/architectural plans to the Village for review and obtain approval of the same within 9 months of the date of this decision.
 - b. The property owner must accept the terms and conditions of this conditional use order in its entirety in writing within 6 months of the date of this decision. Prior to such expiration, the property owner may request an extension to this time period and the Village Clerk may approve an extension with good cause.
 - c. This order must be recorded against the subject property in the Waukesha County register of deeds office (only if subsections 3(a) through 3(b) have been satisfied).

In the event the requirements enumerated in subsections 3(a) and 3(b) above are not satisfied, this order shall automatically be null and void without any further action by the Village of Mukwonago on the aforementioned date.

4. **Ongoing conditions of approval.** The following conditions shall constitute an ongoing obligation:
 1. This conditional use shall supersede all prior conditional use permits.
 2. The on-going operation of the Automotive Dealership shall be consistent with the written information and plans submitted by the applicant.
 3. Any future expansion or changes to the plan of operation as presented shall gain a new or amended Conditional Use approval.
 4. The property shall be always maintained in a clean and presentable condition. No debris shall accumulate on the site.
 5. This Conditional Use approval shall not be transferred within the subject property to another Conditional Use category without submittal and approval for a new Conditional Use.
 6. The hours of operation shall not go beyond 7:00 am to 9:00 pm Monday through Saturday.

7. No outdoor storage of damaged vehicles shall occur. No outdoor storage of equipment or parts shall occur on site.

5. **Expansion or changes.** The conditional use hereby authorized shall be confined to the subject property without extension or expansion. Any expansion or change in use shall require issuance of a new conditional use approval pursuant to the requirements in effect at the time of application.

6. **Modification of property boundary lines.** The property owner shall not change the size and/or shape of the subject property by any means without the approval of the Village Board. If the Village Board determines that a proposed change is substantial with regard to the overall size of the parcel and/or configuration, such change shall require issuance of a new conditional use approval pursuant to the requirements in effect at the time of application.

7. **Plans and related matters.** Unless otherwise expressly stated herein, plans that are specifically required by this conditional use order may be amended upon the prior approval of the Plan Commission if the Plan Commission finds the amendment to be minor and consistent with the conditional use order and permit. Any change in any plan that the Plan Commission feels, in its sole discretion to be substantial, shall require a new conditional use approval and all procedures in place at the time must be followed.

8. **Inspection.** The property owner shall allow Village of Mukwonago staff, officials, and other authorized agents to inspect the subject property, at any reasonable time and for any proper purpose related to compliance with this conditional use order.

9. **Discontinuance.** Should the conditional use be discontinued in use for 365 consecutive days the use shall be terminated as set forth in the Village of Mukwonago's zoning regulations.

10. **Private rights.** This approval is given under the Village of Mukwonago's zoning regulations and is not to be interpreted to abrogate any private rights other property owners may have pursuant to deed restrictions or restrictive covenants.

11. **Interpretation.** If any aspect of this conditional use order is in conflict with any other aspect of the conditional use order, the more restrictive provisions shall be controlling, as determined by the Plan Commission.

12. **Other permits.** This order shall not be deemed to constitute a building permit, or constitute any other license or permit required by Village ordinance, or other local, state, or federal law.

13. **Severability.** In the event a court of competent jurisdiction determines that a paragraph or phrase of this conditional use order is unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the conditional use order and the remainder shall continue in full force and effect.

14. **Heirs, successors, and assigns.** This conditional use order shall be binding upon the property owner and their heirs, successors, and assigns. Upon a change in ownership, the property owner shall notify the Village Clerk.

15. **Ongoing review.** This conditional use may be reviewed by the Plan Commission with notice to the property owner at any time upon complaint or upon Plan Commission initiative. If it is determined that the authorized use is no longer compatible, or that the provisions of this approval have not been complied with, the Village Board may revoke or amend this order after recommendation by the Plan Commission and holding of a public hearing.

16. **Amendment.** The property owner may propose an amendment to this conditional use order at anytime

by submitting a written petition to the Village Clerk, which shall be reviewed pursuant to the requirements in effect at the time of application.

17. **Violation.** Any violation of this order may be treated as a violation of Mukwonago's zoning regulations and each day of each violation of each condition herein shall be treated as a separate violation.

18. **Acceptance.** GRANTEES hereby accept the said Conditional Use Grant and covenant strictly to comply with all the terms and conditions thereof. GRANTEES acknowledge that, in accordance with the provisions of the Zoning Code, failure to comply with any conditions of the Conditional Use Grant is cause for the termination of said Grant by the Village. GRANTEES also acknowledge that approval of the Conditional Use Grant allows the appropriate Village officials to conduct reasonable and routine inspections of the property. This Covenant shall run with the land and shall be binding on the GRANTEES and all persons claiming any estate or interest in the Premises by, through or under the GRANTEES, as long as the said Premises are used as described in the Conditional Use Grant

Approved this 15th day of December 2021

BY THE VILLAGE BOARD OF THE VILLAGE OF MUKWONAGO

Fred H. Winchowky, Village President

Attest:

Diana Dykstra, Village Clerk

STATE OF WISCONSIN, WAUKESHA/WALWORTH COUNTY

Personally came before me this 15th day of December 2021, the persons described above, Fred H. Winchowky, Village President, and Diana Dykstra, Village Clerk, to me known to be the persons who executed the foregoing instrument and to me known to be such Village President and Village Clerk of the Village of Mukwonago and acknowledged that they executed the foregoing instrument as such officers of said municipal corporation by its authority and pursuant to the authorization by the Village Board from their meeting on the 15th day of December, 2021.

NOTARY PUBLIC

My Commission Expires:

Acceptance by Property Owner

I, Mark Greene, General Manager verify that I am an authorized agent for Lynch Ventures, LLC accepts the terms stated herein.

Dated this _____ day of _____, 2021

Mark Greene, agent

STATE OF WISCONSIN, WAUKESHA/WALWORTH COUNTY

Personally, came before me this _____ day of _____, 2021, the above-named person, James Fleury to me known to be the person who executed the foregoing instrument and acknowledged the same.

NOTARY PUBLIC

My Commission Expires:

Drafted by John S. Fellows, AICP, Planner, at the direction of the Mukwonago Village Board.



PLANNING COMMISSION

December 14, 2021 at 6:30pm

Mukwonago, WI

SITE PLAN AND ARCHITECTURAL REVIEW AND CONDITIONAL USE PERMIT

280 E Wolf Run

Parcel Number: MUKV 2013-994-004

Case Summary

Parcel Data

Proposal:	Building Addition 6,120 SF
Applicant:	Lynch Ventures, LLC
Request:	Site Plan and Architectural Review Conditional Use Permit
Staff Recommendation:	Approve with Conditions

Parcel Characteristics / Conditions

Acreage:	11.369 acres
Current Use:	Vehicle Sales Dealerships
Proposed Use:	Vehicle Sales Dealerships
Reason for Request:	New Addition
Land Use Classification:	Business Park
Zoning Classification:	B-4 Commercial Business Design District / PUD
Census Tract:	2039.02

Public Notice

A public hearing notice was published two times in the Waukesha Freeman, and letters were mailed to surrounding property owners. Public comment as of this date, staff has not received any comments or other communications regarding this proposal.

Project Summary

Lynch Ventures LLC is proposing an addition to the Chrysler Dealership. The proposed addition would be 6,120 SF. The addition would house additional service bays.

The architecture of the building use identical building materials to match existing. The Wolf Run façade will have two additional windows to match existing, while the east elevation will have one overhead door to match existing and the Hwy 43 or north elevation will have four overhead doors to match existing.

The new site design will decrease the total number of parking spaces by 13, however required parking for customers per ordinance will be maintained.

Site Plan and Architectural Review Request

Architectural/ Site Review

Site Modifications	The architecture of the building use identical building materials to match existing. The Wolf Run façade will have two additional windows to match existing, while the east elevation will have one overhead door to match existing and the Hwy 43 or north elevation will have four overhead doors to match existing.
Utilities	No modifications at this time.
Stormwater Management	No modifications at this time.
Wetlands	None
Signage	No modifications at this time.
Parking	13 space will be removed however the property will maintain the required spaces for the indoor display area, office, and customer service areas.
Landscaping	No modifications at this time.
Trash Enclosure	No modifications at this time.
Fencing	No modifications at this time.
Outdoor Lighting	No modifications at this time.
Misc. Performance Standards	None

Staff Review

Engineering	See attached Letter. We believe the plans, as submitted, can meet the requirements of the Village Ordinance and as such this letter will serve as the preliminary storm water review letter as detailed in 34-107(b) of the Village Ordinance. If the Planning Commission and the Village Board would choose to approve these documents, we would request that you make approvals subject to our detailed technical review of the construction drawings for the requirements of the Department Heads and Village Ordinances, such as a final erosion control plan. We also request that the permits, to allow construction be withheld until this technical review is complete.
Public Works	No concerns
Utilities	No concerns
Police	No concerns
Fire	No concerns
Building Inspection	No concerns
Planning	No concerns

Conditional Use Request

Harmony with Village policies, ordinances, and programs

The proposal would increase the current business/ customer traffic already generated by the existing business

Specific Location within harmony with Village policies, ordinances and programs

The proposed addition remains consistent with the development policies of the Villages Gateway Neighborhood and will continue to generate customer traffic to current and future businesses.

Potential Adverse Impact on surrounding:

The proposed conditional use does not result in any substantial or undue adverse impact on nearby properties.

The required parking is met and the character of the neighborhood is maintained.

Maintaining consistency within the environs of the property:

No answer provided.

Adequate Services

The proposed conditional use is merely an expansion of a previously approved conditional use.

Benefits of the use outweigh adverse impacts.

There are no perceived adverse impacts imposed by the proposed conditional use.

Hours of Operation:

Earliest 8:00am to the latest of 12:00am. Normally hours are noon to 11pm

Conditional Use Process / Findings

Review procedures the Plan Commission holds the public hearing and makes a recommendation to the Village Board which makes the final decision.

Following the close of the public hearing, the Plan Commission may recommend (1) approval, (2) approval with conditions, or (3) denial.

If approval is recommended, the Plan Commission can recommend conditions deemed necessary to protect the public health, safety, and welfare. The Plan Commission, in passing on the matter, will need to make the following determinations consistent with Section 100-354 of Mukwonago's zoning regulations:

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or welfare of the Village.
2. The uses, values and enjoyment of other property in the surrounding neighborhood that are already permitted shall be, in no foreseeable manner, substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
3. The establishment of the conditional use will not impede the normal and ordinary development and improvement of the surrounding property for uses permitted within the district and/or which are consistent with the standards in the Comprehensive Plan.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the use.

5. Adequate measures have been taken or will be taken providing ingress and egress to minimize traffic congestion on public streets so as not to diminish the level of service of any intersection which is impacted by traffic arising from the conditional use.

In addition, the property owner / tenant has shown compliance with the requirements set forth in the Village's zoning regulations for the specified use.

The Village Board will carefully review the recommendation of the Plan Commission and concurs with the Plan Commission's findings set forth above, provided the conditional use is operated pursuant to the conditions of approval set forth in this order.

These findings are incorporated into the draft conditional use order which is attached.

The Plan Commission shall approve a conditional use application if the terms and conditions of the zoning regulations are met. However, in the event the terms and conditions of the ordinance are not consented to and complied with by the applicant, the Commission may deny the application. In addition, the Commission may deny the application or place conditions on it if substantial evidence, as defined in §62.23(7) Wis. Stats. is presented. That evidence must demonstrate the inability of the applicant to comply with or meet the conditions of the zoning regulations or that the conditions to be applied by the Plan Commission are necessary to protect the public health, safety or welfare of the community based upon the presentation of substantial evidence. Potential motion for approval Recommend to the Village Board approval of the project as a conditional use as set forth in the attached conditional use order as drafted, provided the Village Attorney approves the final form of the conditional use order.

Recommendation

Site Plan and Architectural Review

Staff recommends the Planning Commission Approve a resolution for the Site Plan and Architectural Review, as set forth in the attached resolution.

1. Prior to any land disturbing activity, the applicant must submit a complete and final set of plans to the Village planner. All Village department heads must verify in writing whether they have approved the final plans within their purview. Any outstanding matters must be resolved to staff's satisfaction.
2. Prior to any land-disturbing activity, a pre-construction meeting must be held with the applicant's representatives and primary contractors, and Village department heads and representatives.
3. Prior to any land-disturbing activity, the applicant must reimburse the Village for any outstanding charges and establish an escrow account with the Village as may be required.
4. The applicant must obtain all required building permits within nine months of this date, and start construction within six months of the date of building permit issuance and continue in good faith to completion.
5. All work related to this project must comply with all project plans approved by the Village.
6. The developer must comply with all requirements related to impact fees imposed by the Village.
7. The developer shall comply with all parts of the Municipal Code as it relates to this project.
8. If the approved plans need to be revised to address any of the conditions of approval or to conform to Building and Fire Safety Codes, the Zoning Administrator and the Supervisor of Inspections are authorized to approve minor modifications so long as the overall project elements remain unchanged. If they determine that the revision is substantial, the plans must be submitted to the Plan Commission for review and approval.

9. Approval is conditioned upon a detailed technical review of the construction drawings, stormwater, erosion control, for the requirements of the Department Heads and Village Ordinances, permits shall not be issued until a full technical review is complete.
10. Any future modification to the site such as modification of building, parking, lighting, grading, retaining walls, fences, etc. shall require Site Plan and Architectural Review.

Conditional Use

Staff Recommends the Planning Commission recommend to the Village Board approval of a conditional use permit as set forth in the attached resolution.

To – Grant a Conditional Use permit for an Auto repair and auto rental facilities following on going conditions deemed necessary to protect the health, safety, and welfare

1. **Ongoing conditions of approval.** The following conditions shall constitute an ongoing obligation:

1. The on-going operation of the Automotive Dealership shall be consistent with the written information and plans submitted by the applicant.
2. Any future expansion or changes to the plan of operation as presented shall gain a new or amended Conditional Use approval.
3. The property shall be always maintained in a clean and presentable condition. No debris shall accumulate on the site.
4. This Conditional Use approval shall not be transferred within the subject property to another Conditional Use category without submittal and approval for a new Conditional Use.
5. The hours of operation shall not go beyond 7:00 am to 9:00 pm Monday through Saturday.
6. No outdoor storage of damaged vehicles shall occur. No outdoor storage of equipment or parts shall occur on site.

Attachments

1. Maps
2. Plans
3. Resolution for approval of a Conditional Use
4. Resolution for approval of the Site Plan and Architectural Review



Village of Mukwonago GIS
Lynch - Aerial Photograph

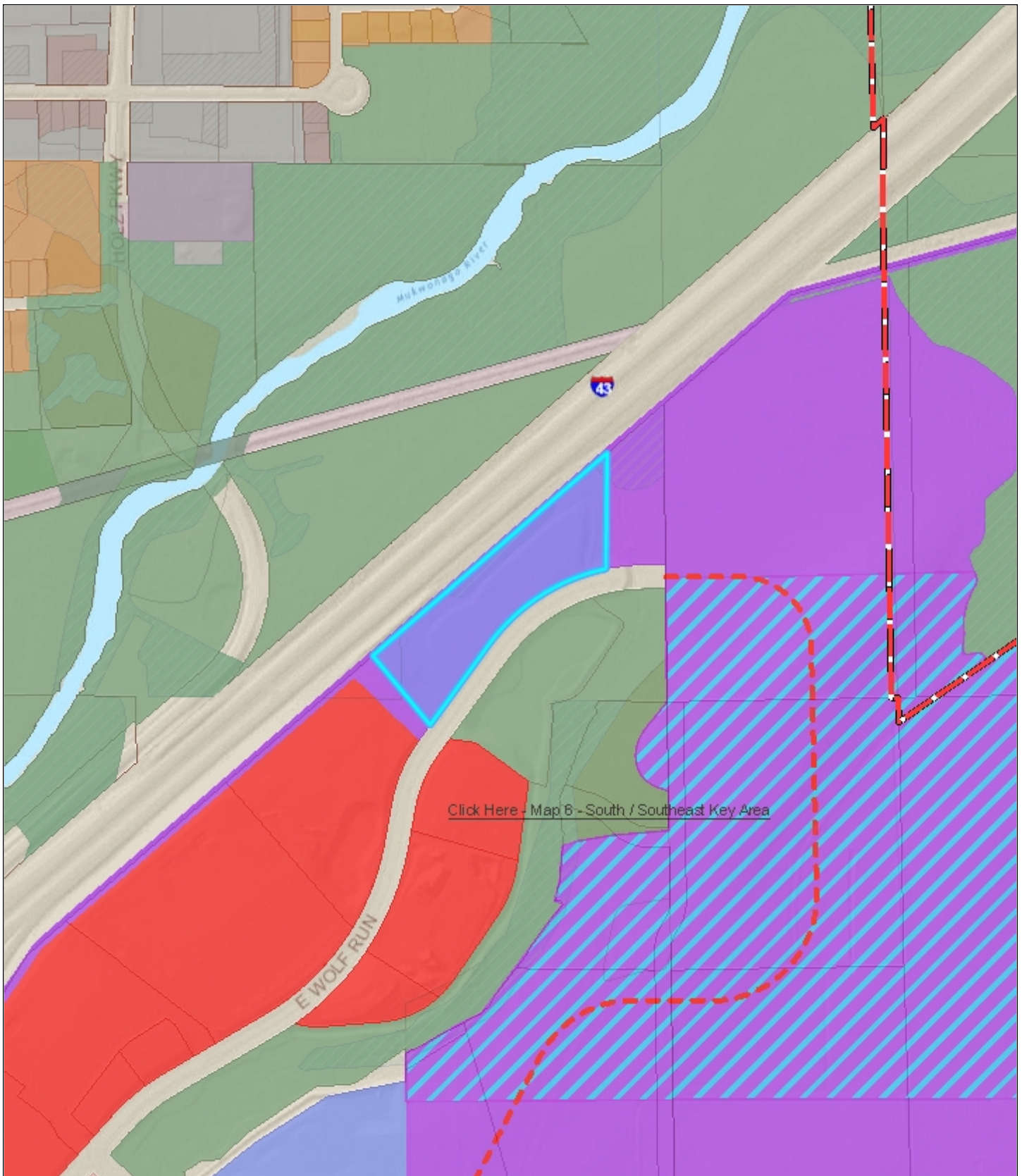
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SCALE: 1" = 500'

VILLAGE OF MUKWONAGO
440 River Crest Court
PO Box 206
Mukwonago, WI 53149
262-363-6420

Print Date: 11/23/2021



Village of Mukwonago GIS
Lynch - Land Use

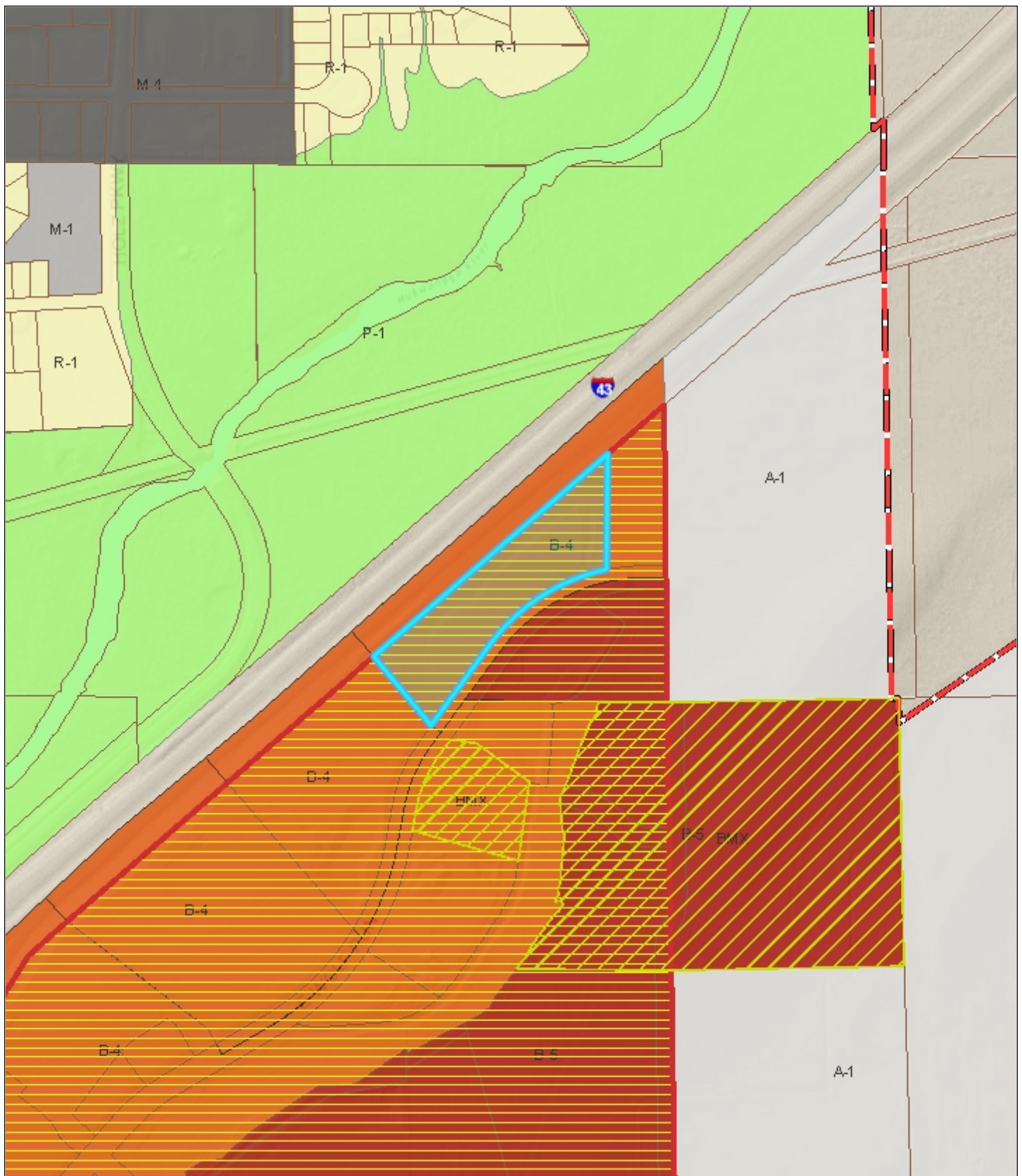
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SCALE: 1" = 667'

VILLAGE OF MUKWONAGO
440 River Crest Court
PO Box 206
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262-363-6420

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Village of Mukwonago GIS Lynch - Zoning

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VILLAGE OF MUKWONAGO
440 River Crest Court
PO Box 206
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Print Date: 11/23/2021

November 18, 2021

Mr. John Fellows, Assoc. AIA, CPM, AICP
Community Planner
Village of Mukwonago
440 River Crest Court
Mukwonago, WI 53149

Re: Lynch Expansion
Preliminary Storm Water Review

Dear Mr. Fellows:

We have reviewed the plan commission submittal for the expansion at Lynch located on East Wolf Run. The plans are dated October 15, 2021. This review is required by the Village Storm Water Ordinance to determine if early site planning has accounted for the requirements of the Ordinance. The intent is to avoid large changes to developments after the Planning Commission and Village Board have approved the concept and site plan.

The project consists of the addition of their existing building. The new building footprint will encompass existing asphalt that will be removed to accommodate the addition. It is a direct trade in impervious area and there are no additional requirements for the site beyond what they are already treating.

We believe the plans, as submitted, can meet the requirements of the Village Ordinance and as such this letter will serve as the preliminary storm water review letter as detailed in 34-107(b) of the Village Ordinance.

If the Planning Commission and the Village Board would choose to approve these documents, we would request that you make approvals subject to our detailed technical review of the construction drawings for the requirements of the Department Heads and Village Ordinances, such as a final erosion control plan. We also request that the permits, to allow construction be withheld until this technical review is complete.

If you or any staff member should have any questions regarding this, please feel free to contact me at (262) 542-5733.

Respectfully,

RUEKERT & MIELKE, INC.



Peter W. Gesch, E.I.T.
Project Engineer
pgesch@ruekertmielke.com

PWG:pwg

cc: Diana Dkystra, Village of Mukwonago
Tim Rutenbeck, Village of Mukwonago
Mark G. Blum, Village of Mukwonago
Dave Brown, Village of Mukwonago
Ron Bittner, Village of Mukwonago
Jerad J. Wegner, P.E., Ruekert & Mielke, Inc.



SITE GRADING, DRAINAGE, UTILITY AND PAVEMENT IMPROVEMENTS

for
SCHERRER CONSTRUCTION CO., INC.
VILLAGE OF MUKWONAGO, WISCONSIN

Description	Existing	Description	Existing	Proposed
EDGE OF WOODS		WATER SHUT OFF		
DECIDUOUS TREE				
DECIDUOUS TREE REMOVAL				
CONIFEROUS TREE				
CONIFEROUS TREE REMOVAL				
BUSH				
SOIL BORING				
TELEPHONE BOX		CATCH BASIN		
GUY WIRE		LIGHT POLE		
UTILITY POLE		ENDWALL		
GAS VALVE		STORM SEWER		
GAS METER		SANITARY SEWER		
SEPTIC VENT		WATERMAIN		
ELECTRIC MANHOLE		CONTOURS		
COMMUNICATION MANHOLE		FIRE PROTECTION		
WATER MANHOLE		UTILITY CROSSING		
HVAC UNIT		DITCH OR SWALE		
UNDERGROUND VAULT		CULVERT		
SECTION CORNER		RAILROAD TRACKS		
MAIL BOX		FENCE		
GUARD POST		NO VEHICULAR ACCESS		
STREET SIGN		UNDERGROUND ELECTRIC		
ELECTRIC PEDESTAL		UNDERGROUND GAS MAIN		
ELECTRIC METER		UNDERGROUND COMMUNICATIONS		
PAD MOUNT TRANSFORMER		SILT FENCE		
FOUND IRON PIPE		OVERHEAD ELECTRIC		
SET IRON PIPE		FORCE MAIN		

BASE LINE	BL	INVERT ELEVATION	I.E.
LONG CORD OF CURVE	CHD	LENGTH OF CURVE	ARC
CURB AND GUTTER	CANDG	MANHOLE	MH
CATCH BASIN	CB	NORMAL WATER LEVEL	NWL
CENTERLINE	CL	POINT OF CURVATURE	PC
EDGE OF PAVEMENT	EOP	POINT OF TANGENCY	PT
EXISTING	EX	TANGENCY OF CURVE	TAN
FINISHED FIRST FLOOR	FFF	POINT OF VERTICAL INTERSECTION	PVI
FINISHED GRADE	FGF	PROPOSED	PROP
FLOW LINE	FL	RADIUS	R
FLOODPLAIN	FP	RIGHT OF WAY	ROW
ORDINARY HIGH WATER MARK	OHWM	SANITARY SEWER	SAN
TOP OF BANK	TOB	STORM SEWER	STM
TOP OF CURB	TOC	TOP OF FOUNDATION	TOF
TOP OF WALK	TOW	WATER MAIN	WM
		HIGH WATER LEVEL	HWL



<u>Plan Sheet</u>	<u>Sheet No.</u>
TITLE SHEET	C100
EXISTING CONDITIONS	C101
DIMENSIONED SITE PLAN	C102
SITE DEMOLITION PLAN	C103
SITE GRADING & EROSION CONTROL PLAN	C104
PAVEMENT GRADING PLAN	C105
TYPICAL SECTIONS & CONSTRUCTION DETAILS	C106 - C107

LYNCH VENTURES LLC
2300 BROWNS LAKE DR
BURLINGTON, WI 53105

MUKWONAGO VILLAGE HALL
440 RIVER CREST COURT
MUKWONAGO, WI 53149
OFFICE: (262) 363-6420

- FIRE DEPARTMENT
JEFFREY R. STIEN
- FIRE CHIEF
OFFICE: (262) 363-6426
EMAIL: chiefstien@mukwonagofire.org

- ADMINISTRATION
DIANA DYKSTRA
- VILLAGE CLERK
OFFICE: (262) 363-6420 EXT. 2103
EMAIL: ddykstra@villageofmukwonago.com

- PUBLIC WORKS
RON BITTNER
- DIRECTOR OF PUBLIC WORKS
OFFICE: (262) 363-6447
EMAIL: rbittner@villageofmukwonago.com

- PLANNING & ZONING DEPARTMENT
JOHN FELLOWS
- COMMUNITY PLANNER
OFFICE: (262) 363-6420 EXT. 2111
EMAIL: jfelloWS@villageofmukwonago.com

WISCONSIN D.O.T.	SPECTRUM
SOUTHEAST REGION	ROBERT TUNUTA
OFFICE: (414) 266-1167	UTILITY COORDINATOR
	OFFICE: 414-277-4205
KEVIN KOEHNKE, P.E.	CELL: 414-758-5688
PERMITS COORDINATOR	EMAIL: tunuta@charter.net
141 NW BARSTOW ST	
WAUKESHA, WI 53187	
OFFICE: (262) 548-5891	
	WE-ENERGIES
	ALLIE KLAWINSKI
AT&T	KENOSHA SOUTH
	OFFICE: 262-552-3227
MIKE TOYEK	EMAIL: Allie.klawinski@we-energies.com
OFFICE: 262-636-0549	
EMAIL: mt1734@att.com	
	NATURAL GAS EMERGENCY: (800) 261-5325
TDS TELECOM	ELECTRICAL EMERGENCY: (800) 662-4797
SOUTHEAST WISCONSIN	
OFFICE: 877-483-7342	



1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbcsc.net

ADDITION

SITE IMPROVEMENT PLANS

FOR
SCHERRER CONSTRUCTION

VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN

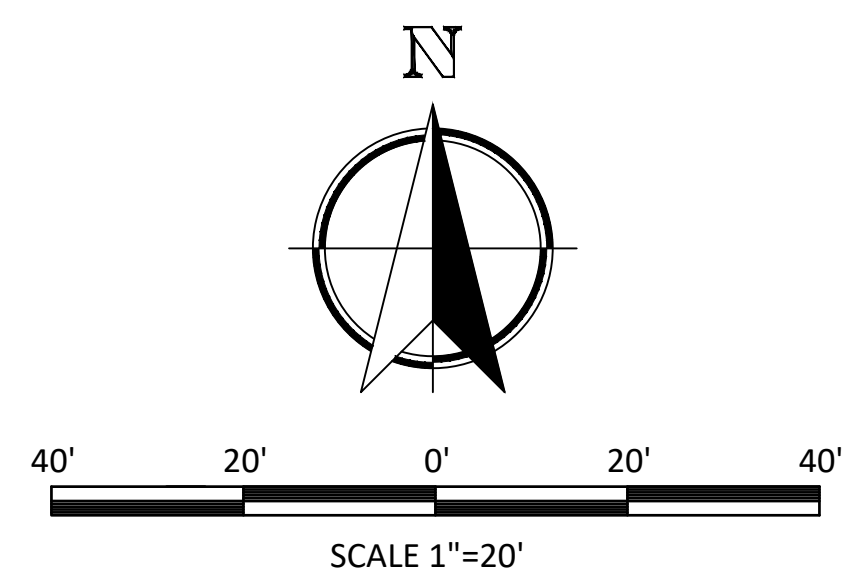
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PROJ. MGR: _____ MDE
DRAFTED: _____ JJC
DATE: _____ 10-15-2021
CHECKED: _____ MDE
DATE: _____ 10-15-2021

2021.0232.01

SHEET
C100

ISSUE FOR REVIEW: 10-15-2021



Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbssc.net

**LYNCH CHRYSLER MUKWONAGO
ADDITION**
EXISTING CONDITIONS
FOR
SCHERRER CONSTRUCTION
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN

VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN

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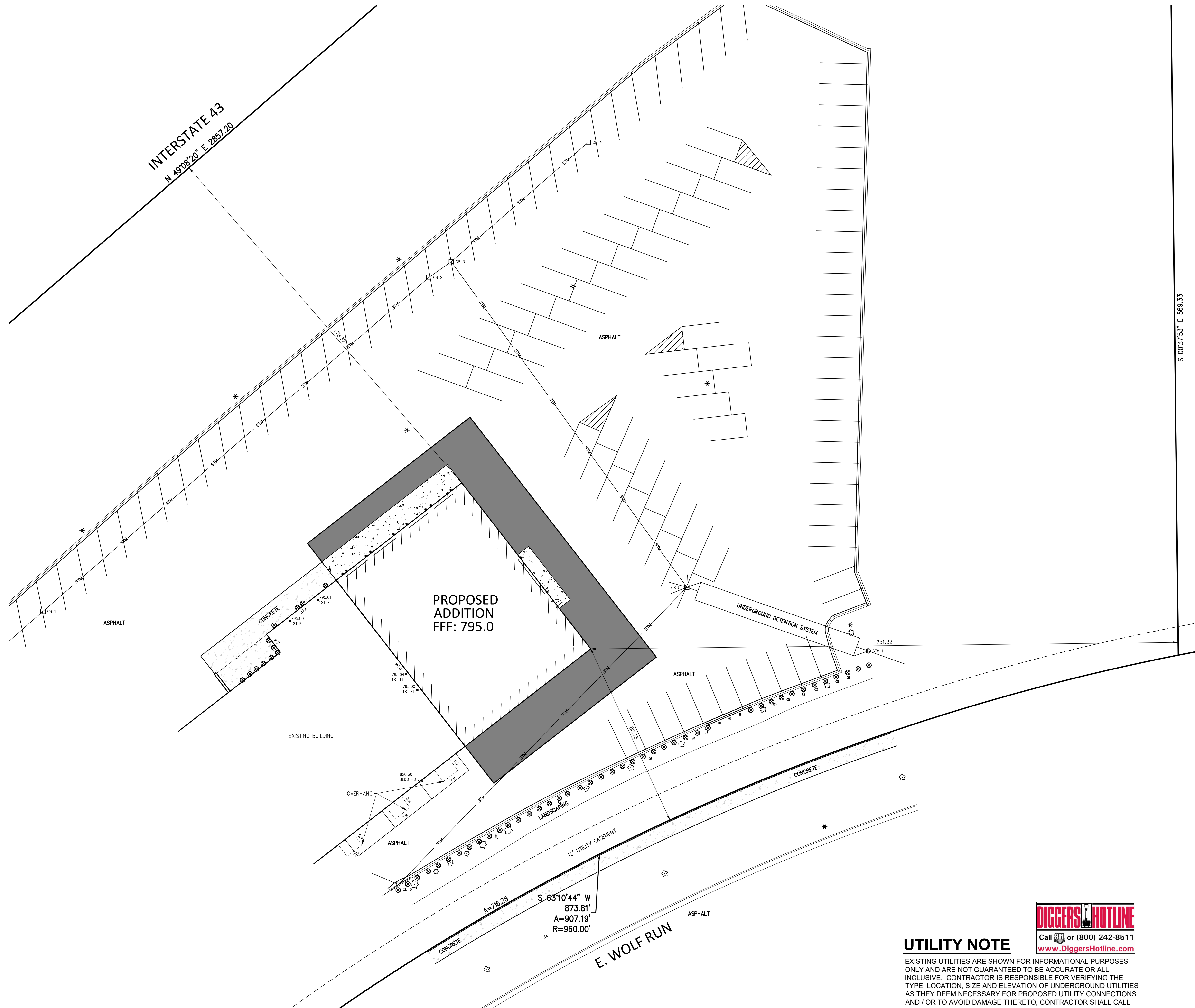
ISSUE FOR REVIEW: 10-15-2021

STM 1.0	CB 3.0	CB 6.0
RIM 794.42	RIM 791.89	RIM 794.33
IE. 30° S W 86.42	IE. 15° SW 788.39	IE. 12° NE 789.13
IE. 6° W 786.42	IE. 12° NE 788.74	IE. 8° NW 789.48
IE. 30° NW 787.32	IE. 24° SE 788.04	IE. 4° NE/SW 792.33
BOTTOM 786.12		
	CB 4.0	
CB 1.0	RIM 791.93	
RIM 792.58	IE. 12° SW 789.03	
IE. 15° NE 789.33	IE. 4° NE 789.88	
IE. 4° NE/SW 790.18	IE. 4° SW 789.93	
	CB 5.0	
CB 2.0	RIM 793.00	
RIM 791.79	IE. 12° SW 788.10	
IE. 15° SW 788.69	IE. 24° NW 787.20	
IE. 15° NE 788.64	IE. 30° SE 787.05	
IE. 4° SW 789.89	IE. 4° SW/NW/NE/SE 790.50	

BEARING BASE: GRID NORTH, WISCONSIN
COORDINATE SYSTEM, SOUTH ZONE.
BASED UPON NAD 1983 / 2011
ALL ELEVATIONS REFER TO NAVD 1988 (12)

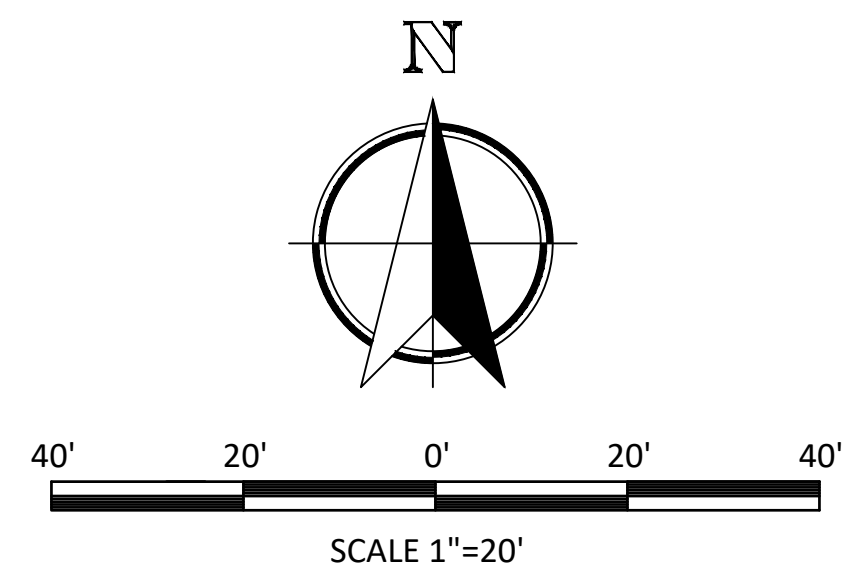
 STORM MANHOLE
 CATCH BASIN
 STORM SEWER
 GUARD POST
 LIGHT POLE
 FENCE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.



UTILITY NOTE

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**LYNCH CHRYSLER MUKWONAGO
ADDITION**

DIMENSIONED SITE PLAN FOR SCHERRER CONSTRUCTION

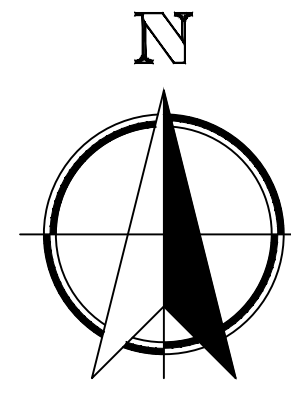
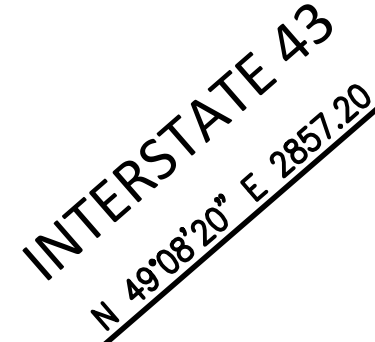
CITIZEN CONSENT
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN

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PROJ. MGR: MDE
DRAFTED: JJC
DATE: 10-15-2021
CHECKED: MDE
DATE: 10-15-2021

2021.0232.01

SHEET
C102



40' 20' 0' 20' 40'

SCALE 1"=20'

	REMOVE CONCRETE PAVEMENT & BASE	(A)	SALVAGE LIGHT POLE FOR REINSTALLATION & REMOVE BASE
	REMOVE ASPHALT PAVEMENT & BASE	(B)	REMOVE BOLLARD
	SAW CUT PAVEMENT (FULL DEPTH)		
	REMOVE CURB & GUTTER		

THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL AT A LOCATION APPROVED (BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PAVEMENTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLY COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.

THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION.

THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.

THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE LAND SURVEYOR AND ENGINEER OF RECORD ASSUME NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES.

ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.

ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CALL DIGGERS HOTLINE AT 1-800-242-8511 A MINIMUM OF 3 WORKING DAYS PRIOR TO EXCAVATION ACTIVITIES TO LOCATE AND MARK ALL UNDERGROUND UTILITIES.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HIRE A PRIVATE UTILITY LOCATING SERVICE TO LOCATE AND MARK ALL UNDERGROUND PRIVATE UTILITIES.

CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH SIGNS, FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. TEMPORARY CLOSURE OF ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION.

CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING THE COURSE OF WORK.

PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.

EXISTING ITEMS TO REMAIN INCLUDING, BUT NOT LIMITED TO, FENCES, SIGNS, UTILITIES, BUILDINGS, TREES, PAVEMENTS, AND LIGHT POLES SHALL BE CAREFULLY PROTECTED DURING THE DEMOLITION PROCESS. ANY DAMAGE SUSTAINED TO ITEMS TO REMAIN IN PLACE SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER.

PROPERTY CORNERS AND BENCHMARKS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL LIMIT PAVEMENT REMOVALS TO ONLY THOSE AREAS AS SHOWN ON THESE CONSTRUCTION PLANS OR AS NECESSARY TO COMPLETE THE WORK. CONCRETE SIDEWALK AND CURB & GUTTER IS TO BE REMOVED TO NEAREST JOINT IN ORDER TO ACCOMMODATE PROPOSED IMPROVEMENTS. IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENTS AND OR OTHER IMPROVEMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND REPAIR OF DAMAGED PAVEMENT AND OTHER ITEMS AT NO ADDITIONAL COST TO THE OWNER.

ABANDONMENT OF UTILITIES (WHEN REQUIRED) SHALL BE IN ACCORDANCE WITH SECTION 3.2.24 OF THE "STANDARD SPECIFICATIONS".

IF PREVIOUSLY UNIDENTIFIED HAZARDOUS, CONTAMINATED MATERIALS, OR OTHER ENVIRONMENTAL RELATED CONDITIONS ARE DISCOVERED, STOP WORK IMMEDIATELY AND NOTIFY THE PROJECT CONSTRUCTION MANAGER FOR ACTION TO BE TAKEN. DO NOT RESUME WORK UNTIL SPECIFICALLY AUTHORIZED BY THE CONSTRUCTION MANAGER.

AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ABANDONED, EXCESS, WASTE, STOCKPILED AND SPOIL MATERIAL IN ACCORDANCE WITH SECTION 205.3.12 OF THE "STATE SPECIFICATIONS". THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.



EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.

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PROJ. MGR: MDE
DRAFTED: JJC
DATE: 10-15-2021
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DATE: 10-15-2021

2021.0232.01

SHEET
C103

LYNCH CHRYSLER MUKWONAGO

ADDITION

SITE DEMOLITION PLAN

FOR
SCHERRER CONSTRUCTION

WILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN

ISSUE FOR REVIEW: 10-15-2021



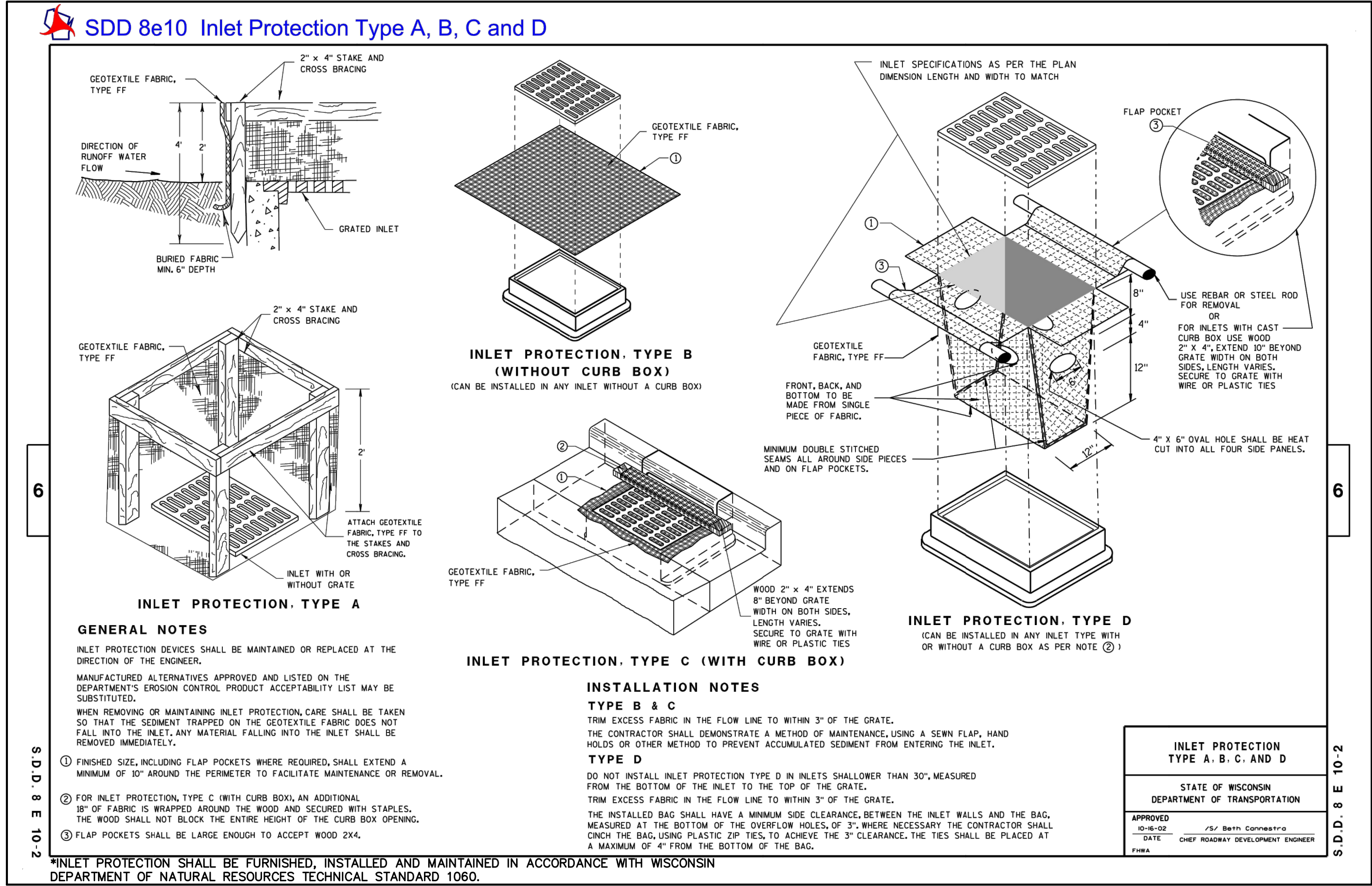
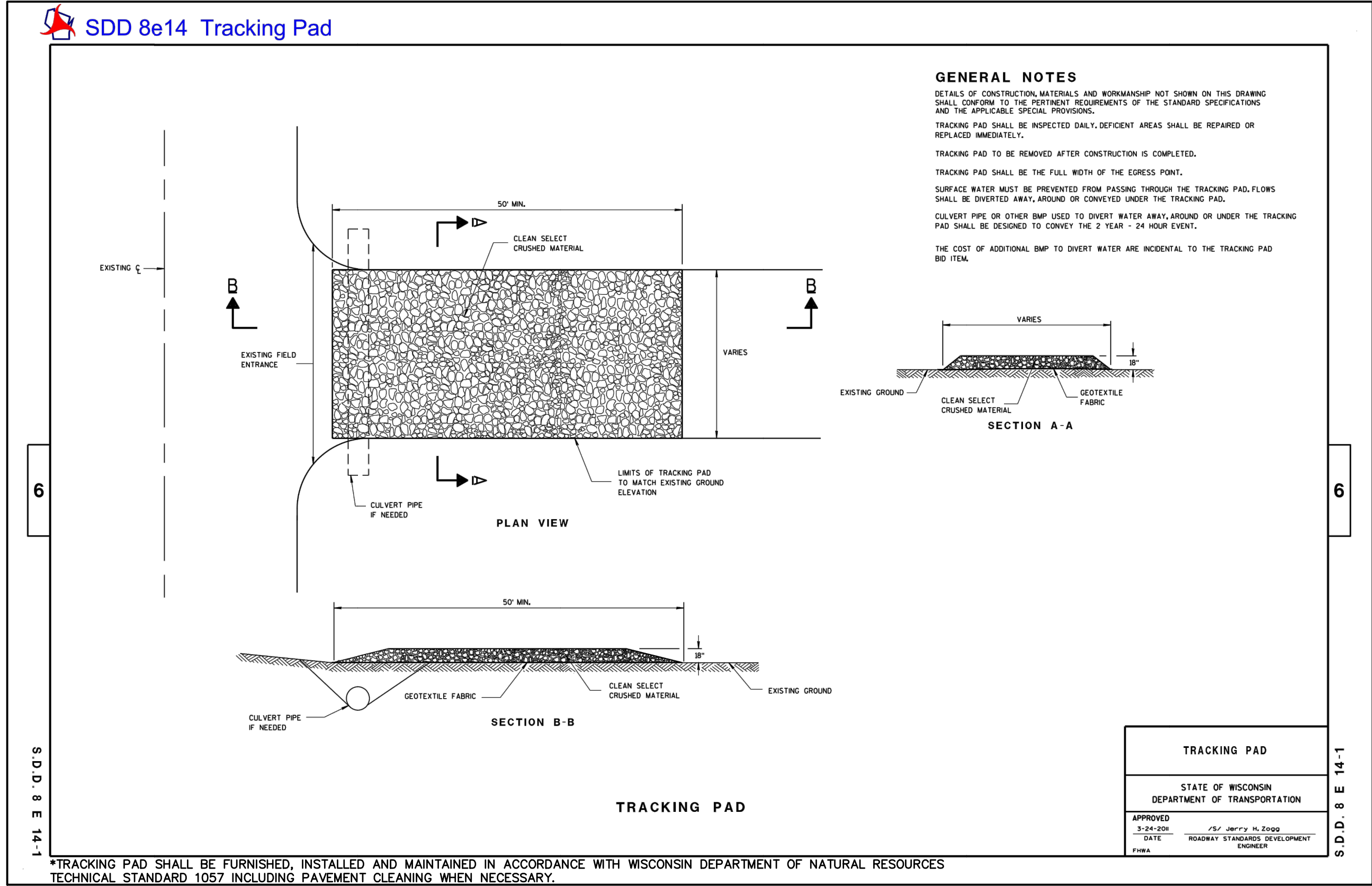
Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS

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1	TRACKING PAD DETAIL	N.T.S.	2	INLET PROTECTION DETAIL	N.T.S.
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NO.	REVISION	BY	DATE

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LYNCH CHRYSLER MUKWONAGO
ADDITION
TYPICAL DETAILS & CONSTRUCTION DETAILS
FOR
SCHERRER CONSTRUCTION
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN

INSTALLATION NOTES FOR CURB AND GUTTER DETAILS 1. CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED DENSE AGGREGATE BASE COURSE EXTENDING A MINIMUM OF 12 INCHES BEHIND THE BACK OF CURB. 2. CURB PAN SHALL BE A MINIMUM OF SIX INCHES (6") THICK, EXPECT AT DRIVEWAY LOCATIONS WHERE IT SHALL BE A MINIMUM OF EIGHT INCHES (8") THICK. 3. INSTALL TWO (2) NO. 4, 18-INCH LONG EPOXY COATED TIE BARS ANCHORED WITH AN EPOXY, EVENLY SPACED, DRIVEN NINE INCHES (9") INTO TO EXISTING OR PREVIOUSLY INSTALLED CURB AND GUTTER. 4. WHEN PLACED ADJACENT TO NEW CONCRETE, INSTALL NO. 4 18-INCH LONG EPOXY COATED TIE BARS, 36" ON CENTER PLACED A MINIMUM OF THREE AND ONE HALF INCHES (3½") BELOW THE TOP OF THE CURB PAN. 5. LATERAL CONTRACTION JOINTS TO BE PLACED AT AN INTERVAL OF 10 FEET TO A MINIMUM DEPTH OF TWO INCHES (2"). 6. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT POINTS OF CURVATURE, ANGLE POINTS, THREE FEET (3') FROM EACH SIDE OF EVERY INLET AND EVERY 300 FEET ALONG TANGENT SECTIONS OR AS DIRECTED BY THE ENGINEER. EXPANSION JOINT FILLER MATERIAL SHALL MEET WSDOT SPECIFICATIONS HAVING THE SAME DIMENSIONS AS THE CURB & GUTTER WITH A 3/4" THICKNESS. 7. APPLY CONCRETE CURING COMPOUND PER WSDOT SPECIFICATIONS. 6"x6" W2.9 X W2.9 WELDED WIRE FABRIC 6" CONCRETE GRADE A-FA 3,500 PSI (MIN.) 8" COMPACTED DENSE AGGREGATE BASE (1 1/4" GRADATION) COMPACTED EARTH SUBGRADE SLOPE PER PLAN* 2" 18" 6" 2" R. 1/2"/FT. BATTER CURB FACE 3/4" MAX. R. 4% SLOPE 0.00' 6" MIN. 0.54' 0.04' 6" COMPACTED DENSE AGGREGATE BASE (PER PLAN) COMPACTED EARTH SUBGRADE * SIDEWALKS: 1.5% CROSS-SLOPE (TYP.) 2.08% CROSS-SLOPE (MAX.) PATIOS, PLAZAS, AND LANDINGS: 2.08% SLOPE IN ANY DIRECTION (MAX.) ALL OTHER PAVEMENTS: SLOPE PER PLAN											
1	CONCRETE CURB AND GUTTER DETAIL NOTES	N.T.S.	2	18" VERTICAL FACE REVERSE PAN CONCRETE CURB AND GUTTER DETAIL	N.T.S.	3	MEDIUM-DUTY CONCRETE PAVEMENT (6") (TYPICAL SECTION)	N.T.S.	4	MEDIUM-DUTY ASPHALT PAVEMENT (4") (TYPICAL SECTION)	N.T.S.
CONCRETE CAP (NON-TAPERED) ROUND GALVANIZED STEEL PIPE BOLLARD, 5" INTERIOR DIAMETER, 5 5/8" EXTERIOR DIAMETER, 0.25" WALL THICKNESS (SCHEDULED 40), PRIMED AND FILLED WITH CONCRETE. 3" COVER OVER FOOTING FINISHED GRADE 48" 40" 4" 12" DIAMETER CONCRETE FOUNDATION 5 5" GALVANIZED STEEL PIPE BOLLARD DETAIL N.T.S.											

[illegible]

1

DIVISION 1

GENERAL CONDITIONS

1

VERIFY ALL EXISTING CONDITIONS, MATERIAL, DIMENSIONS, AND UTILITIES IN THE FIELD PRIOR TO EXECUTION OF THE WORK.

2

PERFORM ALL CUTTING, PATCHING, AND REPAIR WORK AS REQUIRED TO COMPLETE THE PROJECT.

3

GENERAL CONTRACTOR SHALL OBTAIN AND ARRANGE FOR ALL PERMITS REQUIRED FOR COMPLETION OF THE PROJECT. ARRANGE FOR ALL NECESSARY INSPECTIONS AND TESTS AS REQUIRED BY THE VILLAGE OF MUKWONAGO AND MAKE ALL REQUIRED SUBMITTALS.

4

DESIGN BUILD PORTIONS OF THE WORK SHALL INDICATE THAT WORK WILL BE PERFORMED ON A "DESIGN BUILD" BASIS. IN SUCH CASES, THE SUB-CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE COMPLETE DESIGN, ENGINEERING, AND INSTALLATION OF SUCH SYSTEMS OR EQUIPMENT AND SHALL WARRANTY TO THE OWNER THAT SUCH WORK SHALL ADEQUATELY MEET THE NEEDS AND REQUIREMENTS OF THE OWNER AND OF THE PROJECT AS PLANNED AND ITS INTENDED USES AS WELL AS COMPLY COMPLETELY WITH ALL APPLICABLE CODES, ORDINANCES, AND GOVERNING REGULATIONS. IN NO WAY SHALL A DESIGN BUILD ARRANGEMENT LIMIT THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLETE HIS OBLIGATIONS TO MEET SUCH NEEDS AND REQUIREMENTS. DESIGN BUILD WORK SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

5

• HVAC SYSTEM

6

• PLUMBING SYSTEM

7

• ELECTRICAL SYSTEM

8

COORDINATE ALL WORK WITH OTHER TRADES AND WITH THE OWNER.

9

PROTECT PROPERTY AND OWNER OPERATIONS FROM DAMAGE AND/OR DELETERIOUS ACTIVITIES. REPAIR ANY DAMAGE THAT MAY OCCUR AT ONCE.

10

PROVIDE ALL TEMPORARY LIGHTING, POWER, AND HEAT AND VENTILATION, GUARDS AND ENCLOSURES, SCAFFOLDING SYSTEMS, SECURITY AND WEATHER PROTECTION AS REQUIRED TO PROPERLY PERFORM THE WORK AND INSURE THE SAFETY OF THE WORKERS AND PROJECT OCCUPANTS. MAINTAIN TEMPORARY SYSTEMS THROUGHOUT THE DURATION OF THE WORK OR UNTIL PERMANENT SYSTEMS ARE COMPLETED.

11

THE CONTRACTOR AND SUB-CONTRACTORS, EMPLOYEES AND PERSONNEL SHALL BE INSURED FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH CONTRACT DOCUMENTS.

12

MAINTAIN THE SITE IN A CLEAN AND ORDERLY MANNER. REMOVE ALL DEBRIS, EXCESS MATERIALS, DIRT, AND SIMILAR ITEMS AND PROPERLY DISPOSE OF OFF SITE.

13

REFER TO STRUCTURAL GENERAL NOTES FOR ALLOWABLE UNIT STRESS AND LOADING IN ACCORDANCE WITH LOCAL CODES.

14

NOTIFY THE ARCHITECT IN WRITING AT ONCE OF ANY DISCREPANCIES FOUND IN THE CONSTRUCTION DOCUMENTS. IN SUCH CASES, THE GREATER QUANTITY OR THE BETTER QUALITY SHALL GOVERN. ALL MATERIAL SHALL BE NEW. EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH BUILDING CODE REGULATIONS AND MANUFACTURER'S INSTRUCTIONS. ALL MATERIALS FOR WHICH UNDERWRITERS LABORATORIES ISSUES A LABEL SHALL CARRY THE U.L. LABEL. PROVIDE ADDITIONAL CONTROLS, ACCESSORIES AND DEVICES TO COMPLETE THE INSTALLATION WHETHER OR NOT SHOWN IN THE CONSTRUCTION DOCUMENTS.

15

TEST, BALANCE, ADJUST AND REPAIR THE WORK AND EQUIPMENT FOR PROPER OPERATION AND OPTIMUM PERFORMANCE.

16

AT THE TIME OF SUBSTANTIAL COMPLETION, ALL LAMPS SHALL BE OPERATIONAL, ALL FILTERS CLEAN, AND ALL SYSTEMS OPERATION WITHOUT LEAKAGE, EXCESSIVE VIBRATION OR NOISE.

17

INSPECT AREAS TO RECEIVE NEW FINISHES PRIOR TO THEIR INSTALLATION. ADVISE THE OWNER IN WRITING OF ANY CONDITIONS WHICH ARE UNACCEPTABLE AND/OR WOULD DEGRADE A PRODUCT'S PERFORMANCE OR APPEARANCE OR WOULD CONFLICT WITH WARRANTY REQUIREMENTS.

18

PROVIDE SAFETY-GLAZING MATERIALS AT ALL HAZARDOUS LOCATIONS AS DEFINED BY THE VILLAGE OF MUKWONAGO AND CODES CURRENTLY ENFORCED BY THAT MUNICIPALITY (INTERNATIONAL BUILDING CODE 2015).

19

THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW IN A TIMELY MANNER. CONTRACTOR SHALL WAIVE ALL CLAIMS FOR ADDITIONAL COMPENSATION FOR EXTRA MATERIAL, LABOR OR TIME NEEDED TO COMPLETE THE WORK ARISING FROM THE CONTRACTOR'S FAILURE TO SUBMIT THESE ITEMS ON TIME. THE ARCHITECT SHALL BE GIVEN 15 WORKING DAYS TO REVIEW ALL SUBMITTALS AND SHALL NOT BE RESPONSIBLE FOR DELAYS TO THE PROJECT RESULTING FROM A REJECTION OF INCORRECT SUBMITTALS.

20

REQUIRED MATERIAL AND PRODUCT LITERATURE SUBMITTALS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

21

• EPM ROOFING

22

• MASONRY

23

• PLUMBING AND ELECTRICAL FIXTURES AND DEVICES

24

• DOOR AND FINISH HARDWARE

25

• OVERHEAD GARAGE DOOR

26

• EXTERIOR DOOR AND WINDOWS

27

REQUIRED SHOP DRAWINGS:

28

• OPEN WEB BAR-JOIST DRAWING

29

• HVAC DESIGN BUILD DRAWINGS, SPECIFICATIONS AND EQUIPMENT SELECTIONS

30

• EXTERIOR DOORS AND WINDOWS

1

DIVISION 2

SITEWORK AND PAVING

1

THE CONTRACTOR SHALL CAREFULLY AND FULLY EXAMINE THE SITE OF THE WORK, AND COMPARE IT TO THIS DOCUMENT AND ALL OTHER CONDITIONS AND LIMITATIONS PERTAINING TO THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND SHALL PROVIDE SITE SURVEY DETERMINING CRITICAL GRADE ELEVATIONS FOR REVIEW BY THE ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK. NO WORK IS TO START UNTIL ALL DISCREPANCIES ARE RESOLVED.

2

PROVIDE ALL CUTTING, PATCHING, SHORING, AND Dewatering NECESSARY TO COMPLETE WORK. KEEP EXITS, ACCESS WAYS, OWNER OCCUPIED AREAS AND DRIVES CLEAN AND FREE OF DEBRIS.

3

COORDINATE WITH UTILITY OWNER PRIOR TO SUBMITTING BID.

4

5. EARTHWORK:

5

• LOCATE EXISTING UNDERGROUND UTILITIES IN AREAS OF WORK. IF UTILITIES ARE TO REMAIN IN PLACE, PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING EARTHWORK OPERATIONS. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION, CONSULT UTILITY OWNER IMMEDIATELY FOR DIRECTIONS. EXISTING UTILITIES ARE TO REMAIN IN EFFECT DURING CONSTRUCTION.

6

• UNIFORMLY GRADE AREAS WITHIN SPECIFIC TOLERANCES, COMPACT WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED AND BETWEEN SUCH POINTS AND EXISTING GRADES.

7

DETERMINE EXTENT OF CUT OR FILL REQUIRED PRIOR TO SUBMITTING BID. PROVIDE SUITABLE FILL REQUIRED AND/OR DISPOSE OF EXCESS EXCAVATED MATERIAL, WASTE, TRASH AND DEBRIS OFF-SITE.

8

• PROTECT EXISTING LANDSCAPE (I.E. TREE TRUNKS, ROOTS, SHRUBS, ETC.) DURING CONSTRUCTION. TREE TRUNKS SHALL BE WRAPPED WITH 4-FOOT HIGH SHEATHING OF 2x4 OR SIMILAR AT THE BASE. ADDITIONAL 4-FOOT HIGH SNOW FENCE OR SIMILAR FENCE SHALL BE ERRECTED AROUND THE TREES DRIP LINES TO PROTECT THE TREES ROOT SYSTEM FROM VEHICLE COMPACTIION. THESE PROTECTIONS SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT FOR ALL TREES IN THE WORK AREA AND WITHIN 20 FEET OF THE ACCESS WAYS TO THE WORK AREA.

9

EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE IMMEDIATELY OR SHALL BE STOCK PILED IN APPROVED AREAS ON PLYWOOD SHEATHING LAID ON THE GROUND.

1

PAYMENT:

1

APPLY BINDER AND SURFACE COURSES WHEN AMBIENT TEMPERATURE IS ABOVE 40° F AND WHEN TEMPERATURE HAS NOT BEEN BELOW 30° F FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION.

2

BITUMINOUS ASPHALT SHALL BE PLANT-MIXED, HOT LAID ASPHALT AGGREGATE MIXTURE IN 2 1/2" MINIMUM THICKNESS COMPLYING WITH ASTM D 3515 AND AS RECOMMENDED BY LOCAL AUTHORITIES TO SUIT PROJECT CONDITIONS. CURBS SHALL BE 2" BINDER AND 2" SURFACE COURSE THICKNESS ON 8" STONE OR GRAVEL ON COMPACTED FILL. SURFACE SMOOTHNESS TOLERANCES SHALL BE "X". PROVIDE PROPER SURFACE FITCH TO AVOID ANY PONDING.

3

ALL UNSUITABLE MATERIAL AND SOFT YIELDING AREAS SHALL BE REMOVED AND REPLACED WITH CRUSHED STONE, HOT C-4 GRADATION, AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY IN PAVEMENT AREAS AND COMPACTED TO 3000 PSI IN BUILDING PAD LIMITS.

1

DIVISION 3

CONCRETE AND REINFORCING

1

ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE "AMERICAN CONCRETE INSTITUTE BUILDING CODE" (ACI 318) WITH THE "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 333R) LATEST EDITIONS.

2

UNLESS OTHERWISE SHOWN OR NOTED, ALL CONCRETE WORK SHALL CONTAIN MINIMUM REINFORCEMENT AS REQUIRED BY ACI 318.

3

REFER TO STRUCTURAL GENERAL NOTES FOR CONCRETE STRESSES, REINFORCEMENT GRADES AND DETAILS.

4

PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT AT POSITIONS SHOWN ON THE PLANS AND DETAILS. EPOXY COATED ACCESSORIES SHALL BE USED IN ALL EXPOSED CONCRETE WORK.

5

CONCRETE COVER FOR REINFORCEMENT SHALL BE PROVIDED AS REQUIRED BY ACI 301 OR BY THE GOVERNING ORDINANCE, WHICHEVER IS MOST CRITICAL.

6

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND PLACEMENT OF ALL INSERTS, HANGERS, SLEEVES, DUCTWORK, PADS, AND ANCHOR BOLTS THAT ARE REQUIRED BY THE ENGINEER AND/OR EQUIPMENT, ETC.

7

NO ALUMINUM OF ANY TYPE SHALL BE ALLOWED IN THE CONCRETE WORK, UNLESS COATED TO PREVENT ALUMINUM-CONCRETE REACTION. THIS INCLUDES PLUMBING AND/OR ELECTRICAL PIPING.

8

UNLESS NOTED OTHERWISE, PROVIDE BROOM FINISH FOR ALL EXPOSED EXTERIOR FLATWORK.

9

ALL EXPOSED CONCRETE OR EXPOSED CONCRETE SHALL BE FINISHED WITH 1" RADIUS.

10

INTERIOR CONCRETE FOR EXPOSED FINISH SHALL HAVE A SMOOTH TROWELED FINISH. COORDINATE WORK WITH FINISH SCHEDULE FOR COLORED ADDITIVES AND AGGREGATES.

11

ALL SOIL SUPPORTED FOOTINGS SHALL BE FOUNDATION UNDISTURBED NATURAL SUB-GRADE WITH A MINIMUM ALLOWABLE ASSUMED BEARING CAPACITY OF 3000 PSI AS FIELD VERIFIED AND APPROVED BY THE OWNER'S SOIL TESTING LABORATORY OR CONTRACTOR.

12

NO MUD SLABS, FOOTINGS OR SLABS SHALL BE PLACED INTO OR AGAINST SUB-GRADE CONTAINING FREE WATER, FROST OR ICE. SHOULD WATER OR FROST ENTER A FOOTING EXCAVATION AFTER SUB-GRADE APPROVAL, THE SUB-GRADE SHALL BE RE-INSPECTED BY THE OWNER'S SOIL TESTING LABORATORY AFTER REMOVAL OF WATER OR FROST.

13

THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEASURES TO PREVENT ANY FROST OR ICE FROM PENETRATING ANY FOOTING OR SLAB SUB-GRADE BEFORE AND AFTER PLACING OF CONCRETE AND UNTIL SUCH SUB-GRADES ARE FULLY PROTECTED BY THE PERMANENT BUILDING STRUCTURE.

14

ALL MUD SLABS OR SLABS-ON-GRADE SHALL BE PLACED OVER A VAPOR BARRIER OVER A MINIMUM OF 6" COMPACTED GRANULAR MATERIAL, INCLUDING SAND TOPPING OVER A COMPACTED SOIL SUB-GRADE.

15

ALL PERIMETER WALL AND COLUMN FOOTINGS SHALL BEAR A MINIMUM OF 3'-6" BELOW FINISHED GRADES AS INDICATED IN THE DRAWINGS.

16

BREAK OFF AND REMOVE ALL WALL TIES AND FILL WITH MASTIC PRIOR TO DAMPROOFING.

17

PROVIDE ALL REQUIRED CONTROL JOINTS PER ASTM AT ALL CONCRETE SLAB LOCATIONS TO MINIMIZE SHRINKAGE CRACKS.

18

COORDINATE WORK WITH PLUMBER FOR NEW STORM WATER, UTILITIES AND DRAIN TILE/ SUMP SYSTEM. PROVIDE SLEEVES AS REQUIRED.

1

DIVISION 4

MASONRY

1

MASONRY MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING ASTM SPECIFICATIONS:

2

• HOLLOW LOAD BEARING CONCRETE BLOCK: ASTM C-90, GRADE N, TYPE I

3

• SOLID LOAD BEARING CONCRETE BLOCK: ASTM C-145, GRADE N, TYPE I

4

• MORTAR: ASTM C-270, TYPE S WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH = 1800 PSI

5

• JOINT REINFORCEMENT: ASTM A-153/82 HOT DIPPED GALVANIZED

6

PRIOR TO DELIVERY OF MASONRY UNITS TO THE JOB SITE, FURNISH THE ARCHITECT WITH AFFIDAVITS FROM AN APPROVED TESTING LABORATORY CERTIFYING THAT ALL UNITS CONFORM TO THEIR RESPECTIVE ASTM REQUIREMENTS.

7

CALCIUM CHLORIDE AND/OR ADMIXTURES CONTAINING SAME SHALL NOT BE INCLUDED IN MORTAR OR GROUT MIX.

8

NO EXTERIOR MASONRY SHALL BE LAID WHEN THE OUTSIDE AIR TEMPERATURE IS LESS THAN 40° F, UNLESS THE RECOMMENDATIONS SPECIFIED BY THE INTERNATIONAL MASONRY INDUSTRY ALL-WEATHER COUNCIL IN THEIR BOOK "RECOMMENDED PRACTICES AND GUIDE SPECIFICATIONS FOR COLD WEATHER MASONRY CONSTRUCTION" ARE STRICTLY FOLLOWED.

9

MASONRY WALLS SHALL BE ADEQUATELY BRACED AGAINST WIND DURING THEIR ERECTION AND UNTIL THEIR DESIGN SUPPORTS ARE IN PLACE.

10

PROVIDE UNTELS OVER ALL OPENINGS IN MASONRY WORK. ALL UNTELS SHALL BE PRIMED, PAINTED, FLASHED, AND WEEPED.

11

PROVIDE WEEP VENTS ALONG THE BASE OF ALL CAVITIES IN MASONRY WALL. SPACE WEEP HOLES 24" O.C.

12

PROVIDE FLASHING AT THE BASE OF ALL CAVITIES. EXTEND FLASHING UP 12" ON BACK FACE OF THE CAVITY. OVERLAP ADJOINING SHEETS 2" HORIZONTALLY.

13

WASH MASONRY FOLLOWING INSTALLATION WITH A DETERGENT BASED SOLUTION TO REMOVE GROUT, STAINS, AND EXCESS MORTAR. DIRECT RUN-OFF WASH AWAY FROM BUILDING TO APPROVED DRAINS.

1

DIVISION 5

STRUCTURAL STEEL

1

REFER TO STRUCTURAL GENERAL NOTES FOR STEEL SPECIFICATIONS.

1

DIVISION 6

WOOD & PLASTIC

1

ROUGH CARPENTRY

1

REFER TO STRUCTURAL GENERAL NOTES FOR LUMBER STRESS GRADES AND LOADING.

2

PLAN DIMENSIONS FOR INTERIOR WALLS ARE FROM FACE OF STUD TO FACE OF STUD.

3

PLAN DIMENSIONS FOR EXTERIOR WALLS ARE FROM FACE OF SHEATHING TO FACE OF STUD.

4

PLAN DIMENSIONS FOR WINDOWS AND EXTERIOR DOORS ARE DIMENSIONED TO ROUGH OPENING OF UNIT. REFER TO WINDOW AND DOOR SCHEDULE FOR JOINT REPAIRS AND JAMB DIMENSIONS.

5

INTERIOR DOORS ARE DIMENSIONED TO ROUGH OPENING (2" LARGER THAN FINISHED OPENING SIZE). CONTRACTOR TO VERIFY ROUGH OPENING WITH DOOR SCHEDULE AND INTERIOR ELEVATIONS AND MODIFY AS REQUIRED.

6

ALL PLYWOOD SHOWN FOR FLOOR/ ROOF DECKS AND AS WALL SHEATHING SHALL BE OF THE THICKNESS SHOWN IN THE STRUCTURAL PLANS AND SHALL MEET ALL THE REQUIREMENTS OF U.S. PRODUCT STANDARD PS1, LATEST EDITION, FOR STRUCTURAL, 1 GRADE MATERIAL AND/OR APA "PERFORMANCE STANDARDS AND POLICES FOR STRUCTURAL USE PANELS", FORM NO. E445.

7

REFER TO STRUCTURAL GENERAL NOTES FOR UNIT STRESSES FOR LAMINATED MEMBERS

8

FINISH CARPENTRY

1

FURNISH AND INSTALL FINISH CARPENTRY INCLUDING TRIM AND MOLDINGS, DOOR FRAMES, PANELING, AND WEATHER STRIPPING.

2

ALL JOINTS SHALL BE TIGHT AND TRUE AND SECURELY FASTENED. CORNERS SHALL BE NEATLY MITERED, SCRIBED, AND COPED. ALL EXPOSED SURFACES SHALL BE FREE OF TOOL MARKS.

3

ALL WORK SHALL BE ACCURATELY SCRIBED TO FIT ADJACENT SURFACES.

4

INSTALL FINISH CARPENTRY WORK PLUMB, LEVEL, TRUE AND STRAIGHT WITH NO DISTORTIONS. SHIM AS REQUIRED USING CONCEALED SHIMS.

1

BLOCKING

1

DRYWALL CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR BLOCKING AND BACKING AS INDICATED IN THE DRAWINGS. BLOCKING AND BACKING SHALL BE TREATED FOR FIRE RESISTANCE AS REQUIRED BY CODE. ANCHOR ALL BLOCKING AND BACKING RIGIDLY TO BUILDING STRUCTURE OR PARTITION FRAMING.

2

PROVIDE BLOCKING AND BACKING FOR ITEMS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

3

• TOILET ACCESSORIES AND GRAB BARS. INSTALL BLOCKING AS REQUIRED OR RECOMMENDED BY ACCESSORY MANUFACTURER.

4

• DOORWAYS: INSTALL 2X4 SUB BUCKS AND BLOCKING AT JAMB AND HEAD FOR ATTACHMENT OF DOOR FRAME BY OTHERS. NOT REQUIRED AT DOORS THAT ARE GROUTED IN MASONRY WALLS.

5

• CABINETS, COUNTERS, CLOSET RODS, RAILINGS, AND COAT HOOKS. PROVIDE BLOCKING AND BACKING AS NOTED IN DRAWINGS. IF NOT SPECIFIED, PROVIDE 2X4 HORIZONTAL BLOCKING BETWEEN STUDS AT TOP AND BOTTOM OF WALL MOUNTED CABINETS AND COUNTERS.

6

• PLUMBING FIXTURES AND ELECTRICAL EQUIPMENT. PROVIDE BLOCKING AS REQUIRED BY DRAWINGS. COORDINATE WITH OTHER TRADES FOR SIZE AND LOCATION.

1

DIVISION 7

THERMAL & MOISTURE PROTECTION

1

DAMP-PROOFING

1

APPLY DAMPROOFING TO ALL EXTERIOR BELOW GRADE SURFACES OF WALLS IN CONTACT WITH EARTH.

2

EXTEND DAMPROOFING 12" ONTO EXISTING INTERSECTION WALLS, BUT NOT ONTO SURFACES THAT WILL BE EXPOSED TO VIEW WHEN PROJECT IS COMPLETED.

3

DAMP-PROOFING SYSTEMS SHALL BE TAR, ASPHALT BITUMINOUS OR ACRYLIC MODIFIED CEMENT TO BE SPRAYED, TROWELED OR BRUSHED ON PER MANUFACTURER'S SPECIFICATIONS.

4

INSTALLATION TO CONFORM STRICTLY TO THE RECOMMENDATIONS OF THE MANUFACTURER OF THE SYSTEM SELECTED.

5

FOUNDATION WALL DAMPROOFING SHALL MEET ASTM D 449 TYPE A TO BE APPLIED ON ALL BASEMENT AND CRAWL SPACE WALLS AND LAP ONTO FOOTINGS. REMOVE ALL FORM TIES, PINS AND PATCH HONEYCOMBED AREAS PRIOR TO APPLYING DAMPROOFING. THOROUGHLY CLEAN ALL SURFACES TO BE COATED.

1

VAPOR BARRIERS

1

PROVIDE VAPOR BARRIER AT ALL BUILDING PERIMETER CONSTRUCTIONS INCLUDING, BUT NOT LIMITED TO: WALLS, ROOFS, CEILINGS, FLOOR SLABS AND DECKS.

2

VAPOR BARRIER SHALL BE PROVIDED ON WARM SIDE OF ASSEMBLY ONLY. DOUBLE VAPOR BARRIERS SHALL NOT BE PERMITTED.

3

JOINTS IN VAPOR BARRIERS SHALL BE LAPPED 6" MINIMUM OR BE TAPED. PROVIDE A VAPOR BARRIER ON ALL INSULATION USED ON COLD WATER AND REFRIGERANT PIPING.

1

INSULATION

1

PROVIDE INSULATION IN ACCORDANCE WITH PLANS AND SPECIFICATIONS AND AS NEEDED TO ACHIEVE THE FOLLOWING R-VALUES FOR COMPLETED ASSEMBLIES:

2

• MASS WALLS: R-13 (U= .049)

3

• ROOFS AND CEILINGS: R-30 (U= .032)

4

• HEATED SLAB: R-15 FOR 36" BELOW GRADE (R=0.35)

5

GLAZING

6

• OPAQUE DOORS - NON-SWINGING: R=4.75 (SWINGING DOORS: U= .37)

7

INSTALL INSULATION MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. FILL CAVITIES COMPLETELY AND TAPE JOINTS BETWEEN BATT'S.

8

FILL GAPS BETWEEN JAMBS AND FRAMING WITH NON-FORMALDEHYDE FOAM FILLER.

9

INSULATE DUCTS AND PLUMBING PIPES SUBJECT TO SWEATING.

10

PROVIDE TYPE "B" AIR INFILTRATION BARRIER MEMBRANE, LAPPED AND TAPED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

11

INSULATE ALL DUCTWORK IN UNHEATED LOCATIONS

1

GENERAL ROOFING

1

PROVIDE CURBS AND FLASHING SYSTEMS AS REQUIRED FOR VENT PIPES, SKYLIGHTS, CHIMNEYS AND OTHER ITEMS INDICATED.

2

PROVIDE FLASHING AS NEEDED TO MAKE THE ROOF WORK WATER TIGHT.

3

ROOF SHALL BE WEATHER-TIGHT AT THE COMPLETION OF THE PROJECT.

4

THE ROOF SYSTEM AND RELATED FLASHINGS SHALL BE WARRANTED AGAINST DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF 10 YEARS FOLLOWING OWNER ACCEPTANCE. WARRANTY COVERAGE SHALL ALSO INCLUDE THE COMPLETE REPAIR AND REPLACEMENT OF OTHER BUILDING COMPONENTS THAT ARE DAMAGED AS A RESULT OF A ROOF SYSTEM FAILURE.

5

THE COMPLETED ROOF SHALL BE FREE FROM ALL CONDITIONS THAT LEAD TO PONDING OF WATER. PONDING IS HEREBY DEFINED AS ANY BODY OF STANDING WATER THAT DOES NOT EVAPORATE WITHIN 24 HOURS OF BEING DEPOSITED ON THE ROOF.

6

TERMINATE MEMBRANE A MINIMUM OF 8" ABOVE THE ROOF.

7

ALL LUMBER USED FOR NAILERS, CANTS AND CURBING SHALL BE PRESSURE PRESERVATIVE TREATED WOOD.

8

REFER TO FLASHING NOTES FOR LOCATION AND COMPLIANCE PER "SMACNA" SPECIFICATIONS.

9

THE EMISSIVITY OF ALL ROOF MATERIALS SHALL BE GREATER THAN OR EQUAL TO .9 (ASTM E408).

1

FLASHING

1

FLASHING IS HEREBY DEFINED AS THE SYSTEM OF IMPERVIOUS SHEET RELATED ANCHORS PROVIDED TO INTERCEPT AND CONTROL THE FLOW OF MOISTURE AND/OR WATER AWAY FROM THE BUILDING INTERIOR SPACES OR INTERIOR CAVITIES. ALL FLASHINGS SHALL PROVIDE A WEATHER-TIGHT AND WATER-TIGHT ASSEMBLY AND SHALL HAVE A NON-CORROSIVE FINISH.

2

WHEREVER FLASHING IS TO BE PROVIDED AS AN ACCESSORY TO A MANUFACTURED SYSTEM, COMPLY WITH THE MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS.

3

FLASHING SHALL BE PROVIDED AT LOCATIONS INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

4

• BASE OF MASONRY CAVITIES

5

• ALL ROOF PENETRATIONS

6

• ALL ROOF EDGE, RIDGE AND VALLEY CONDITIONS

7

• ALL WINDOW HEADS, WINDOW SILLS, DOOR HEADS, AND DOOR SILLS

8

• ALL GUTTERS AND SCUPPERS

9

• AT THE TOP OF ANY CONSTRUCTION WHICH PROJECTS MORE THAN 1" FROM THE FACE OF AN EXTERIOR WALL

10

• STRUCTURAL SILL ANGLES OR LEDGES WHICH SUPPORT EXTERIOR FINISHES OR VENEERS

11

• PARAPET WALLS

12

CONCEALED FLASHING MAY BE GALVANIZED SHEET METAL, ALUMINUM, COPPER, OR RUBBERIZED ASPHALT.

13

AVOID THE POSSIBILITY OF GALVANIC ACTION BETWEEN DISSIMILAR METALS. PROVIDE COMPATIBLE METALS OR SEPARATORS AS REQUIRED.

14

ALL EXPOSED METAL FLASHINGS SHALL BE 22-GAUGE MINIMUM.

15

LAP ALL JOINTS 2" MINIMUM. INSTALL FLASHINGS FOR CONSISTENT STRAIGHT EDGE WHERE EXPOSED. FINISHED ASSEMBLIES SHALL BE FREE FROM DENTS, OIL CANNING, SCRATCHES OR OTHER DEFECTS.

1

JOINT SEALANTS

1

PROVIDE JOINT SEALANTS FOR EXTERIOR/ INTERIOR APPLICATIONS THAT HAVE BEEN PRODUCED AND INSTALLED TO ESTABLISH AND MAINTAIN AIR TIGHT CONTINUOUS SEALS THAT ARE WATER RESISTANT AND CAUSE NO STAINING OR DETEIORATION TO JOINT SUBSTRATES.

2

DO NOT PROCEED WITH INSTALLATION OF JOINT SEALANTS WHEN AMBIENT AND SUBSTRATE TEMPERATURE CONDITIONS ARE OUTSIDE THE LIMITS PERMITTED BY JOINT SEALANT MANUFACTURER OR BELOW 40° F.

3

REMOVE ALL FOREIGN MATERIAL FROM JOINT SUBSTRATES THAT INTERFERE WITH ADHESION OF JOINT SEALANT.

4

PROVIDE JOINT SEALANTS AT THE FOLLOWING LOCATIONS:

5

• BETWEEN DOORS/ WINDOWS AND MASONRY

6

• BETWEEN DOORS/ WINDOWS AND TRIM WORK

7

• BETWEEN MASONRY AND TRIM WORK

8

• AT EXPANSION AND CONTRACTION JOINTS

9

• AT ROOF EDGE CONDITIONS

10

• AT EDGES AND PENETRATIONS OF DRYWALL SYSTEMS

11

ALL SEALANT SHALL BE A ONE PART POLYURETHANE SEALANT RATED FOR THE INTENDED USE UNLESS APPROVED OTHERWISE BY THE ENGINEER.

1

DIVISION 8

DOORS & WINDOWS

1

PROVIDE MINIMUM 1/2" THICK TEMPERED OR LAMINATED SAFETY GLASS AT ALL GLAZING IN DOORS OR WINDOWS ADJACENT TO DOORS WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE

2

DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE. PROVIDE TEMPERED OR LAMINATED SAFETY GLASS AT ALL GLAZING THAT MEETS ALL OF THE FOLLOWING CONDITIONS:

3

• EXPOSED AREA OF AN INDIVIDUAL PANE GLASS GREATER THAN 9 SF

4

• BOTTOM EDGE LESS THAN 18" ABOVE FLOOR

5

• TOP EDGE GREATER THAN 36" ABOVE THE FLOOR

6

• ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING

7

CLEAN ALL GLASS AND REMOVE ALL LABELS AND TAGS.

8

MATERIALS USED FOR STOPS, FRAMES, AND GLAZING ANCHORS SHALL BE NON-CORROSIVE.

9

SUBMIT PRODUCT DATA, INCLUDING HALF-SIZE DETAILS OF EACH TYPICAL SECTION SHOWING GLAZING DETAILS.

10

COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION OF WINDOW UNITS, HARDWARE, OPERATORS, ACCESSORIES, AND OTHER WINDOW COMPONENTS. SET UNITS PLUMB, LEVEL, TRUE TO LINE, WITHOUT WARP OR WRACK OF FRAMES OR SASH. PROVIDE PROPER SUPPORT AND ANCHOR SECURELY IN PLACE. SET SILL MEMBERS IN A BED OF COMPOUND OR WITH JOINT FILERS OR GASKETS TO PROVIDE WEATHER-TIGHT CONSTRUCTION. COORDINATE WINDOW INSTALLATION WITH WALL FLASHINGS AND OTHER BUILT-IN COMPONENTS.

11

ADJUST OPERATING SASH AND HARDWARE TO PROVIDE A TIGHT FIT AT CONTACT POINTS AND WEATHER-STRIPPING, AND TO PROVIDE SMOOTH OPERATION AND A WEATHER-TIGHT CLOSURE. LUBRICATE HARDWARE AND MOVING PARTS.

12

CLEAN SURFACES PROMPTLY AFTER INSTALLATION. AVOID DAMAGE TO PROTECTIVE COATINGS AND FINISHES.

13

REMOVE AND REPLACE GLASS THAT IS BROKEN, CHIPPED, CRACKED, ABRADED OR DAMAGED IN OTHER WAYS DURING CONSTRUCTION PERIOD, INCLUDING NATURAL CAUSES, ACCIDENTS AND VANDALISM DUE TO CONTRACTOR NEGLIGENCE. INSTITUTE AND MAINTAIN PROTECTION AND OTHER MEANS TO PREVENT FURTHER DAMAGE TO REMAINDER OF CONSTRUCTION PERIOD. TO ENSURE THAT, EXCEPT FOR NORMAL WEATHERING, WINDOW UNITS WILL BE WITHOUT DAMAGE OR DETEIORATION AT THE TIME OF SUBSTANTIAL COMPLETION.

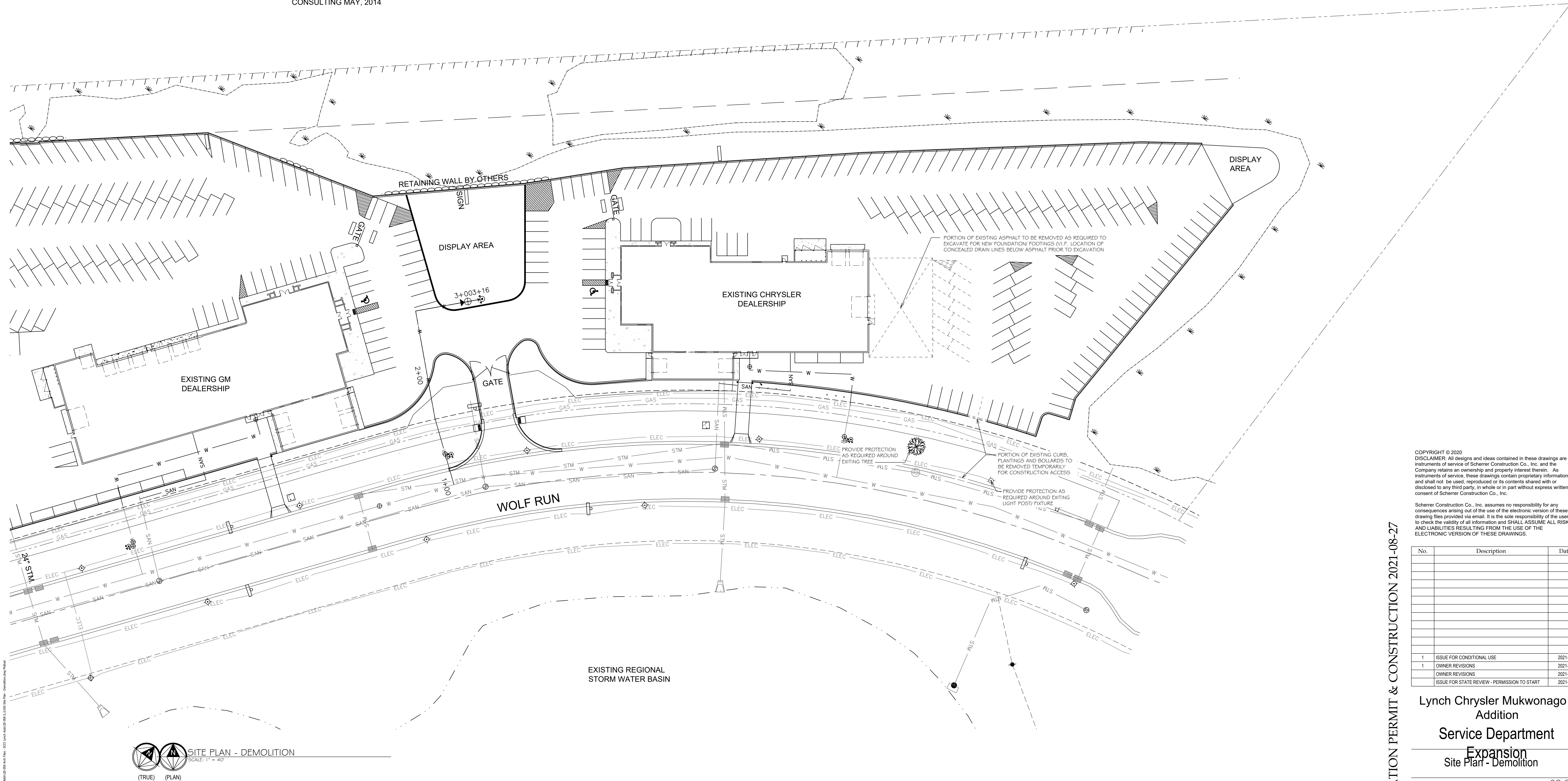
14

PROVIDE JAMB EXTENDING AS REQUIRED TO SUIT SPECIFIED WALL THICKNESS.

WETLANDS DELINEATED BY
WETLAND AND WATERWAY
CONSULTING MAY, 2014

INTERSTATE HIGHWAY 43

DIRECT VEHICULAR
ACCESS PROHIBITED



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No.	Description	Date
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1	OWNER REVISIONS	2021-10-15
	OWNER REVISIONS	2021-08-25
	ISSUE FOR STATE REVIEW - PERMISSION TO START	2021-08-13

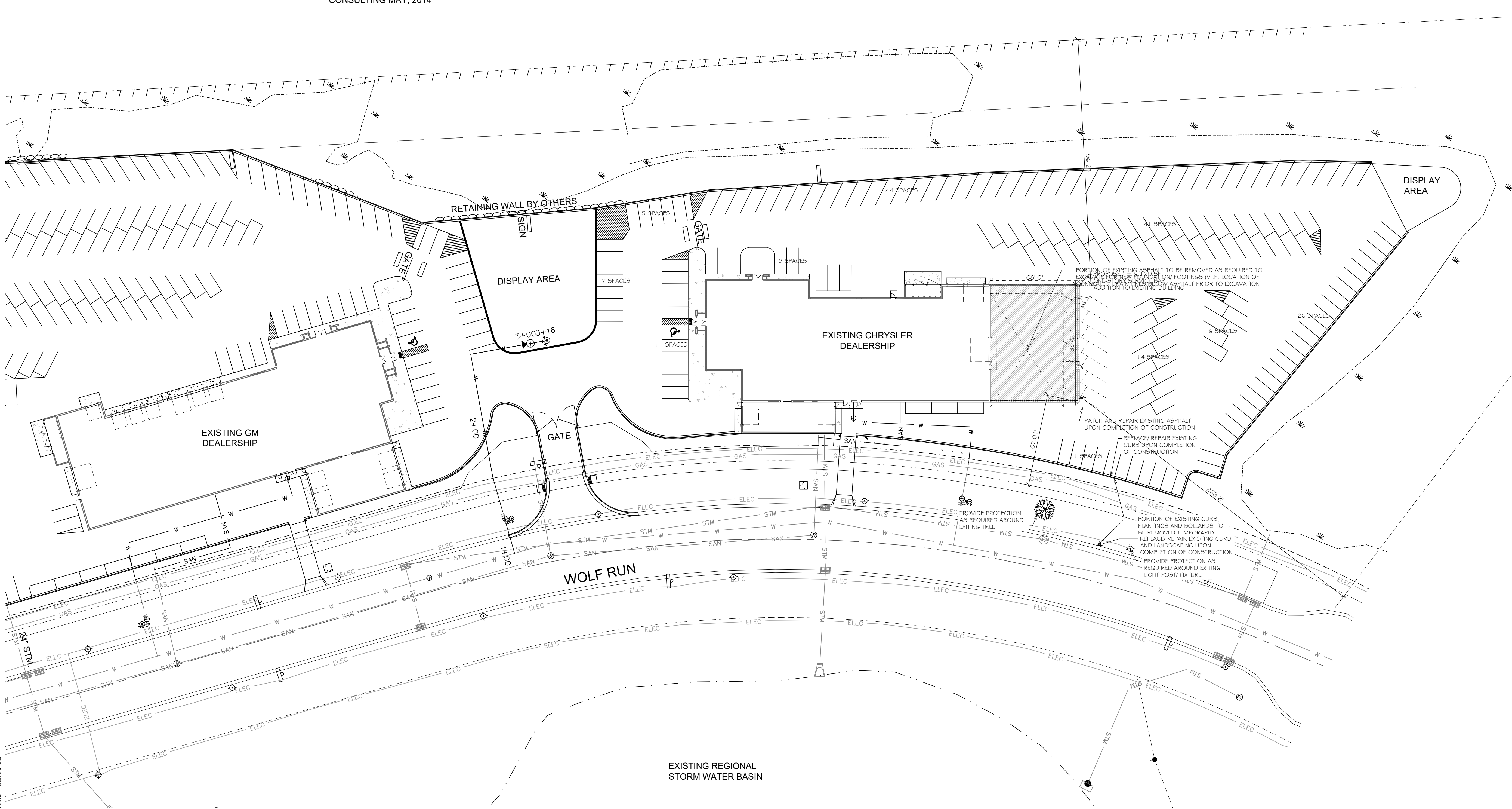
Lynch Chrysler Mukwonago -
Addition
Service Department
Expansion
Site Plan - Demolition

Project number	20-058
Date	PRELIMINARY
Drawn by	JFB
Checked by	CHK
Scale	
Sheet Number	

WETLANDS DELINEATED BY
WETLAND AND WATERWAY
CONSULTING MAY, 2014

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Lynch Chrysler Mukwonago -
Addition
Service Department
Expansion
Site Plan - Proposed

Project number	20-058
Date	PRELIMINARY
Drawn by	JFB
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Scale	
Sheet Number	

DEMOLITION NOTES - PLAN	
	PORTION OF EXISTING CANOPY WALL TO REMAIN
D002	EXISTING METAL PANELS TO BE REMOVED - PATCH AND REPAIR WALL AS REQUIRED
D003	EXISTING SECTION OF EXISTING DOOR TO BE REMOVED AND SALVAGED IF POSSIBLE
D004	EXISTING DOOR TO BE REMOVED AND SALVAGED IF POSSIBLE
D005	EXISTING CANOPY TO BE REMOVED AND SALVAGED IF POSSIBLE
D006	EXISTING ASPHALT TO BE SAWCUT AND REMOVED AS REQUIRED FOR NEW EXCAVATIONS
D007	EXISTING CANOPY TO BE REMOVED AND SALVAGED IF POSSIBLE

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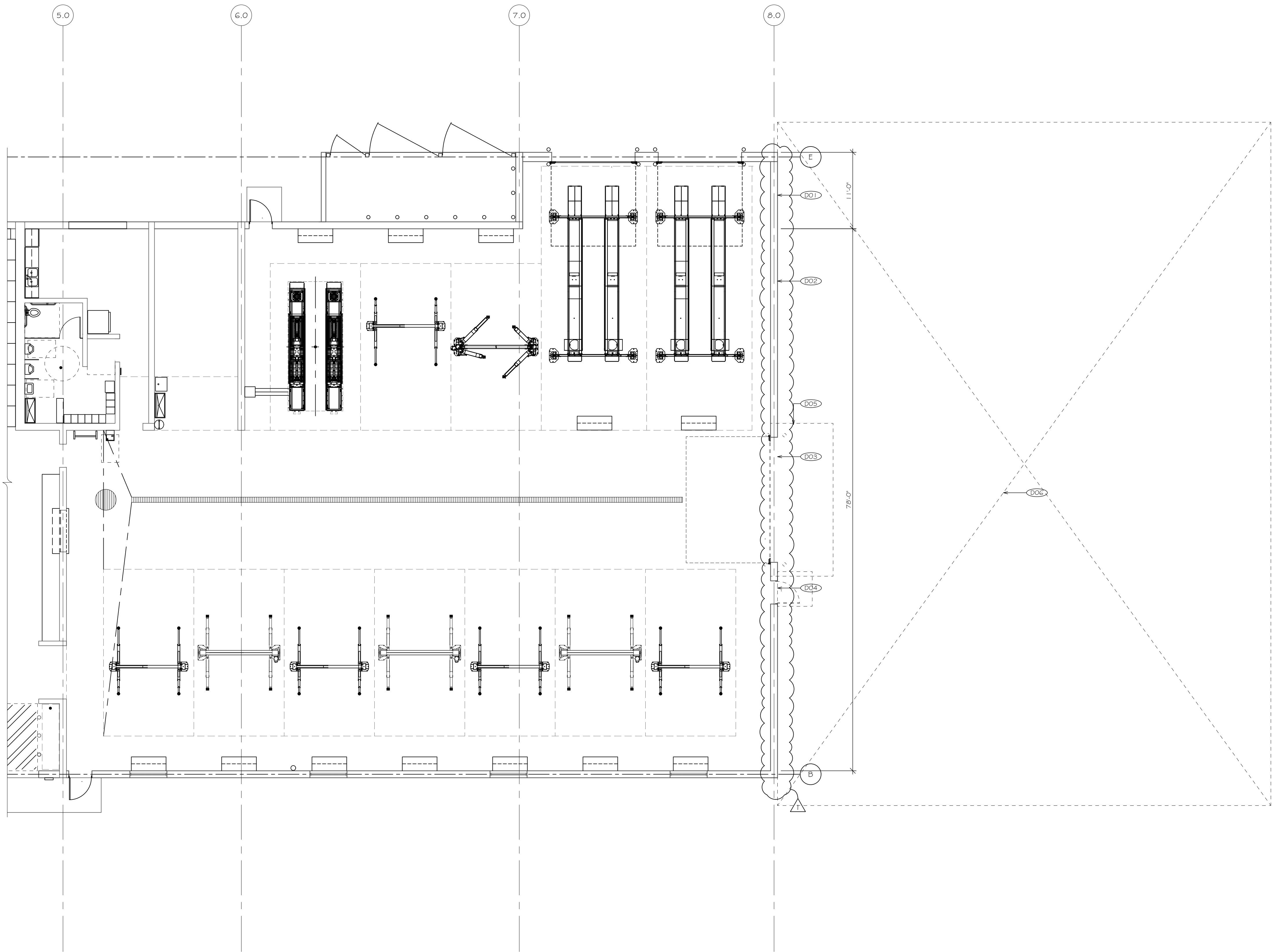
Expansion

First Floor - Demolition Plan

Project number	20-058
Date	PRELIMINARY
Drawn by	JFB
Checked by	CHK
Scale	

Sheet Number

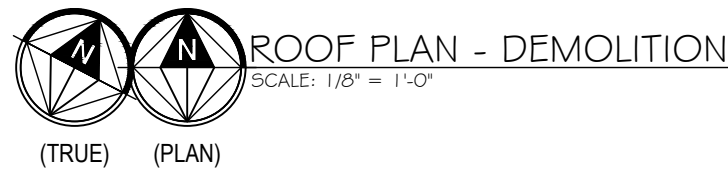
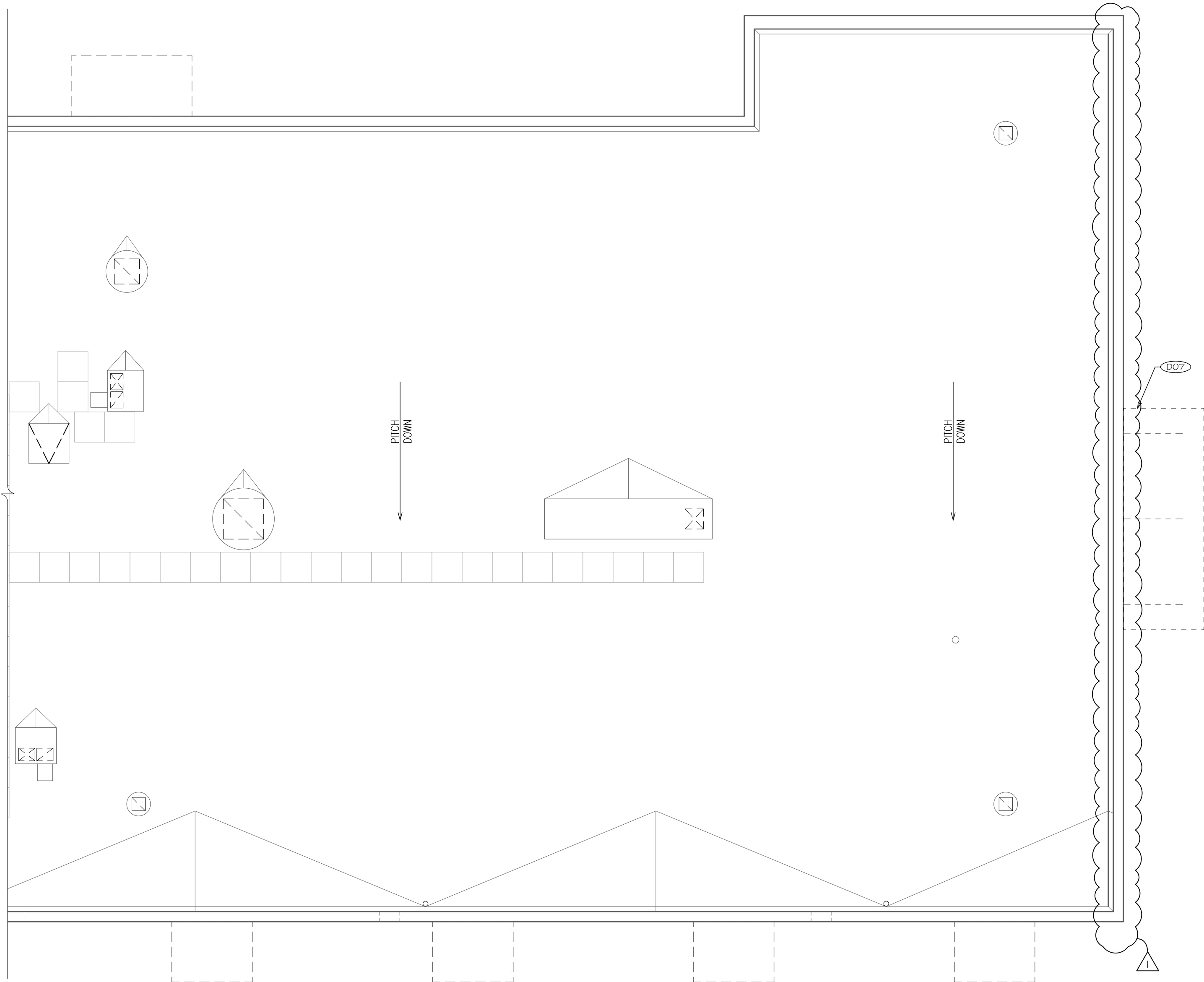
D100



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NO	PORTION OF EXISTING CMU WALL TO REMAIN
D02	EXISTING METAL PANELS TO BE REMOVED - PATCH AND REPAIR WALL AS REQUIRED
D03	EXISTING ASPHALT DOOR TO BE REMOVED AND SALVAGED IF POSSIBLE
D04	EXISTING DOOR TO BE REMOVED AND SALVAGED IF POSSIBLE
D05	EXISTING CANOPY TO BE REMOVED AND SALVAGED IF POSSIBLE
D06	EXISTING ASPHALT TO BE SAWCUT AND REMOVED AS REQUIRED FOR NEW EXCAVATIONS
D07	EXISTING CANOPY TO BE REMOVED AND SALVAGED IF POSSIBLE



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Service Department

Expansion

Date _____ PRELIMINARY

Drawn by JFB

Checked by _____ CHK

Scale

Sheet Number D101

D101

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X01	PORTION OF EXISTING CMU WALL TO BE REMOVED, REFER TO FLOOR PLAN FOR ADDITIONAL INFORMATION
X02	EXISTING CANOPY TO BE REMOVED AND SALVAGED IF POSSIBLE
X03	EXISTING OVERHEAD DOOR TO BE REMOVED AND SALVAGED IF POSSIBLE
X04	EXISTING DOOR TO BE REMOVED AND SALVAGED IF POSSIBLE
X05	EXISTING BOLLARDS TO BE REMOVED AND SALVAGED IF POSSIBLE
X06	EXISTING INSULATED METAL PANELS TO BE REMOVED AND DISCARDED



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Lynch Chrysler Mukwonago -
Addition
Service Department
Expansion
Exterior Elevations - Demolition

D200

FLOOR PLAN NOTES	
FFP01	NEW BOLLARD WITH HEAVY DUTY POST SLEEVE PAINT - PAINT COLOR TO BE BENJAMIN MOORE RUST GRAY #1615
FFP02	RE-USE OR NEW OVERHEAD SECTORAL DOOR PER DOOR SCHEDULE
FFP03	NEW DOOR PER DOOR SCHEDULE
FFP04	TRAFFIC DUTY TRENCH DRAIN AND GRATE. TIE INTO EXISTING DRAIN SYSTEM
FFP05	REINSTALL EXISTING CANOPY IF POSSIBLE. IF NOT REFER TO ARCHITECTURAL PLANS/ AND DETAILS FOR ADDITIONAL INFORMATION
FFP06	NEW PRE-FINISHED METAL COATING TO MATCH EXISTING ADJACENT. REFER TO SECTION'S DETAILS FOR ADDITIONAL INFORMATION
FFP07	NEW 6"Ø ROOF DRAIN TO MATCH EXISTING. TIE INTO EXISTING DRAIN SYSTEM
FFP08	NEW SUNSHADE TO MATCH EXISTING
FFP09	BUILD UP ROOFING TO PROVIDE A SADDLE FOR POSITIVE DRAINAGE

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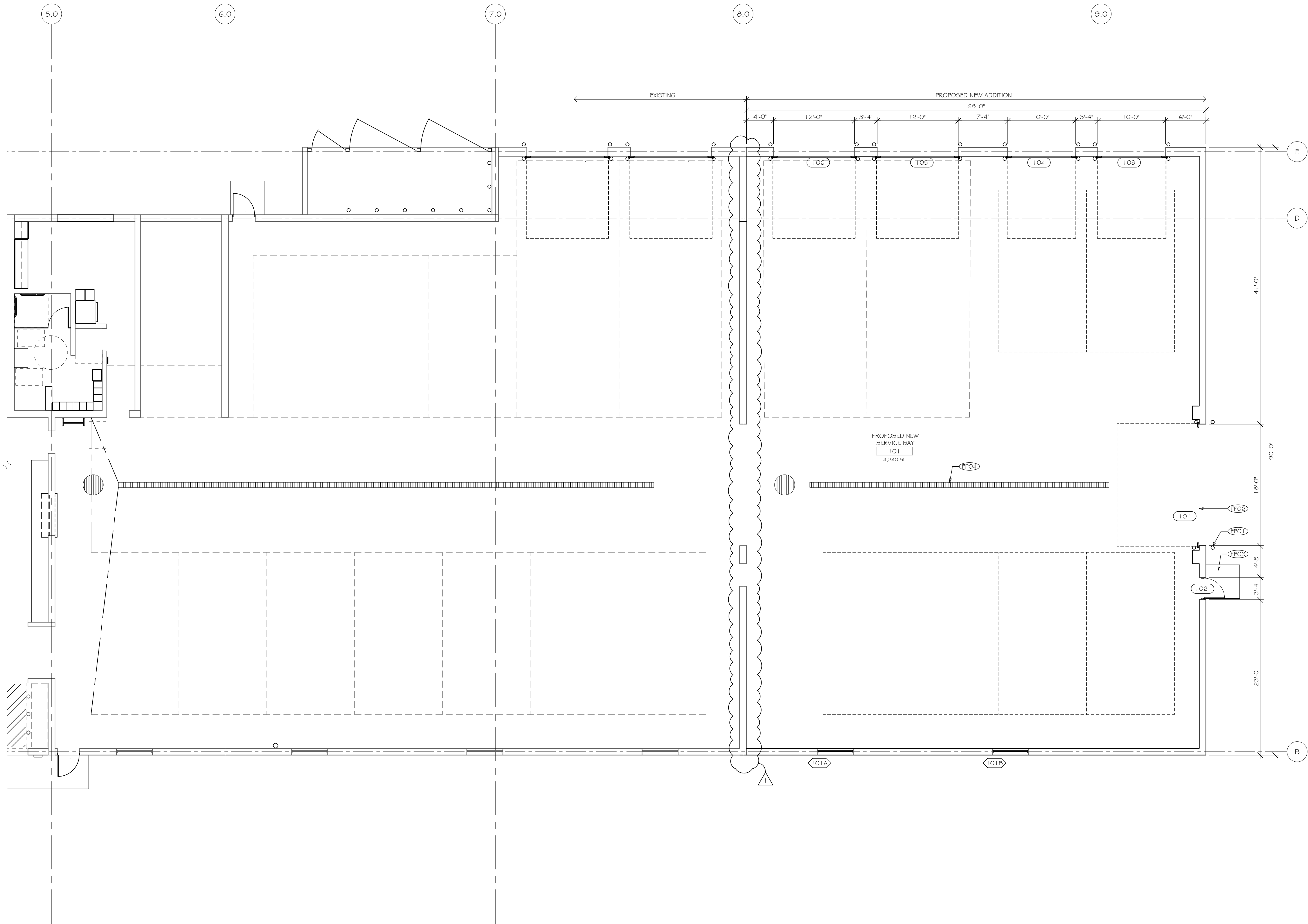
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Lynch Chrysler Mukwonago -
Addition
Service Department Expansion

First Floor Plan - Proposed

Project number	20-058
Date	PRELIMINARY
Drawn by	JFB
Checked by	CHK
Scale	
Sheet Number	A-100

A100

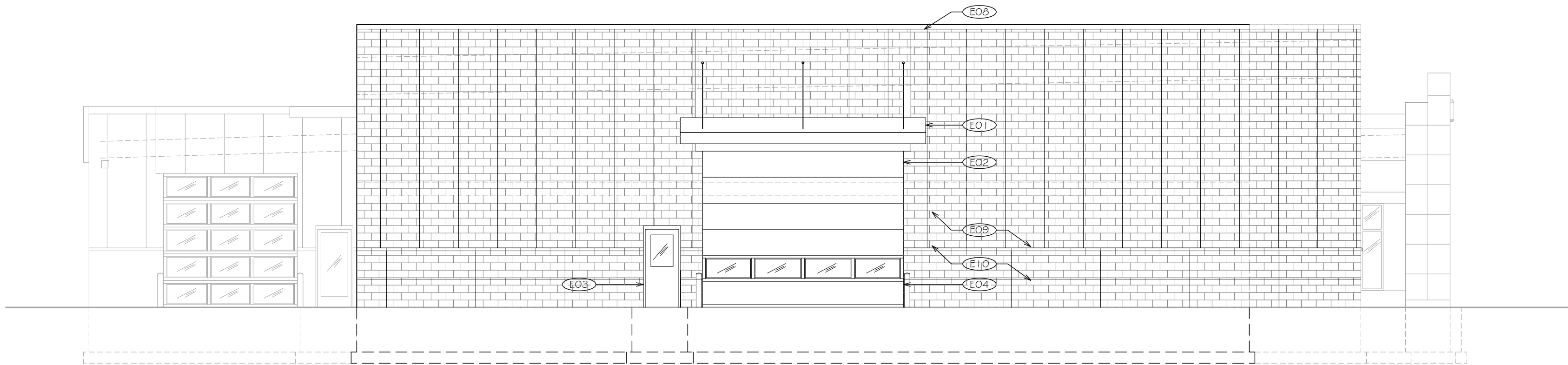



 FIRST FLOOR - PROPOSED PLAN
 SCALE: 1/8" = 1'-0"
 (TRUE) (PLAN)

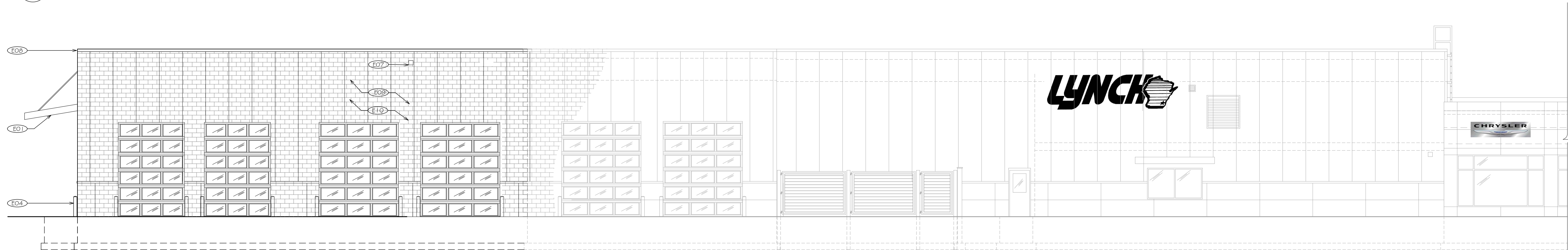
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ELEVATION NOTES	
E01	RE-USED OR NEW SUSPENDED CANOPY. IF NEW, REFER TO DETAILS AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION
E02	RE-USED OR NEW OVERHEAD SECTIONAL DOOR PER DOOR SCHEDULE
E03	NEW DOOR PER DOOR SCHEDULE
E04	NEW BOLLARD - MATCH JULY POST SLEEVE PAINTED - PAINT COLOR TO BE BENJAMIN MOORE ROCK GRAY #1C15
E05	PRE-FABRICATED SUNSHADE - REFER TO MANUFACTURER'S SEPARATE DRAWINGS FOR ADDITIONAL INFORMATION
E06	NEW WINDOW TO MATCH EXISTING
E07	OVERFLOW SCUPPER TO MATCH EXISTING
E08	METAL COPING TO MATCH EXISTING
E09	NEW MASONRY WALL - MATCH EXISTING IN SIZE, SHAPE, TEXTURE AND COLOR
E10	NEW INSULATED METAL PANELS - MATCH EXISTING IN SIZE, SHAPE, TEXTURE AND COLOR

1 PARTIAL SOUTH ELEVATION - PROPOSED
A200 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION - PROPOSED
A200 SCALE: 1/8" = 1'-0"



3 PARTIAL NORTH ELEVATION
A200 SCALE: 1/8" = 1'-0"

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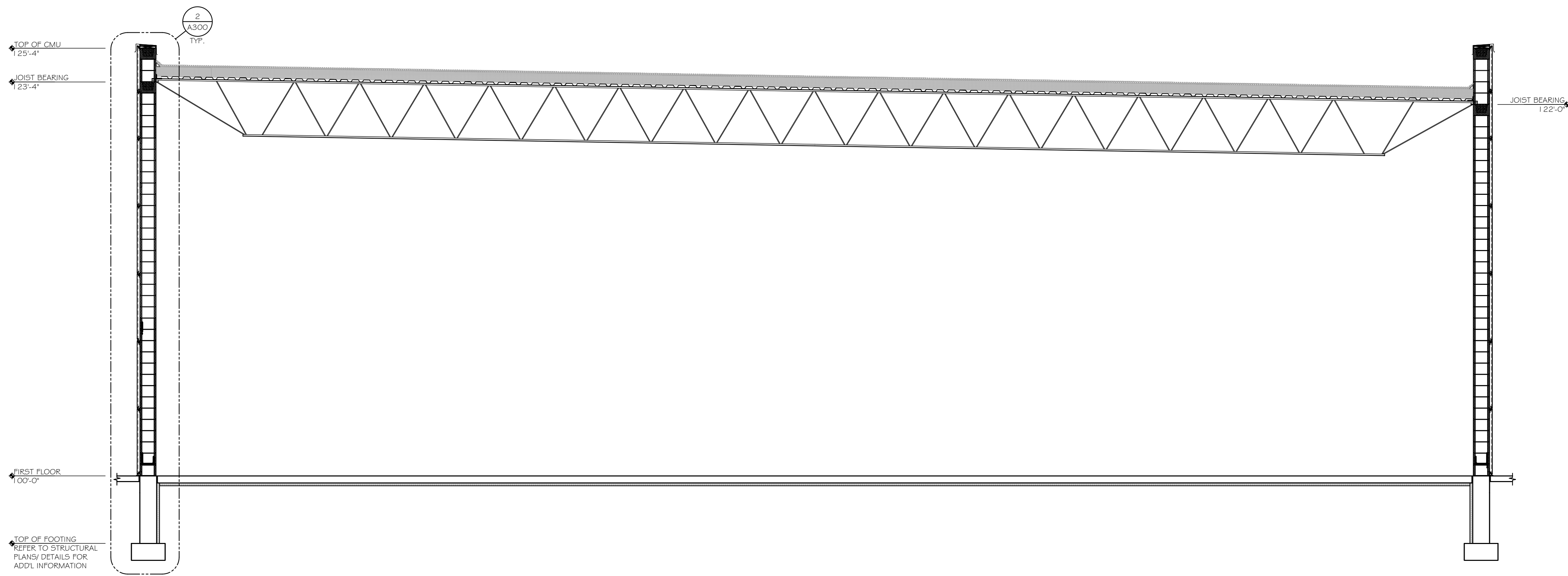
Service Department

Expansion

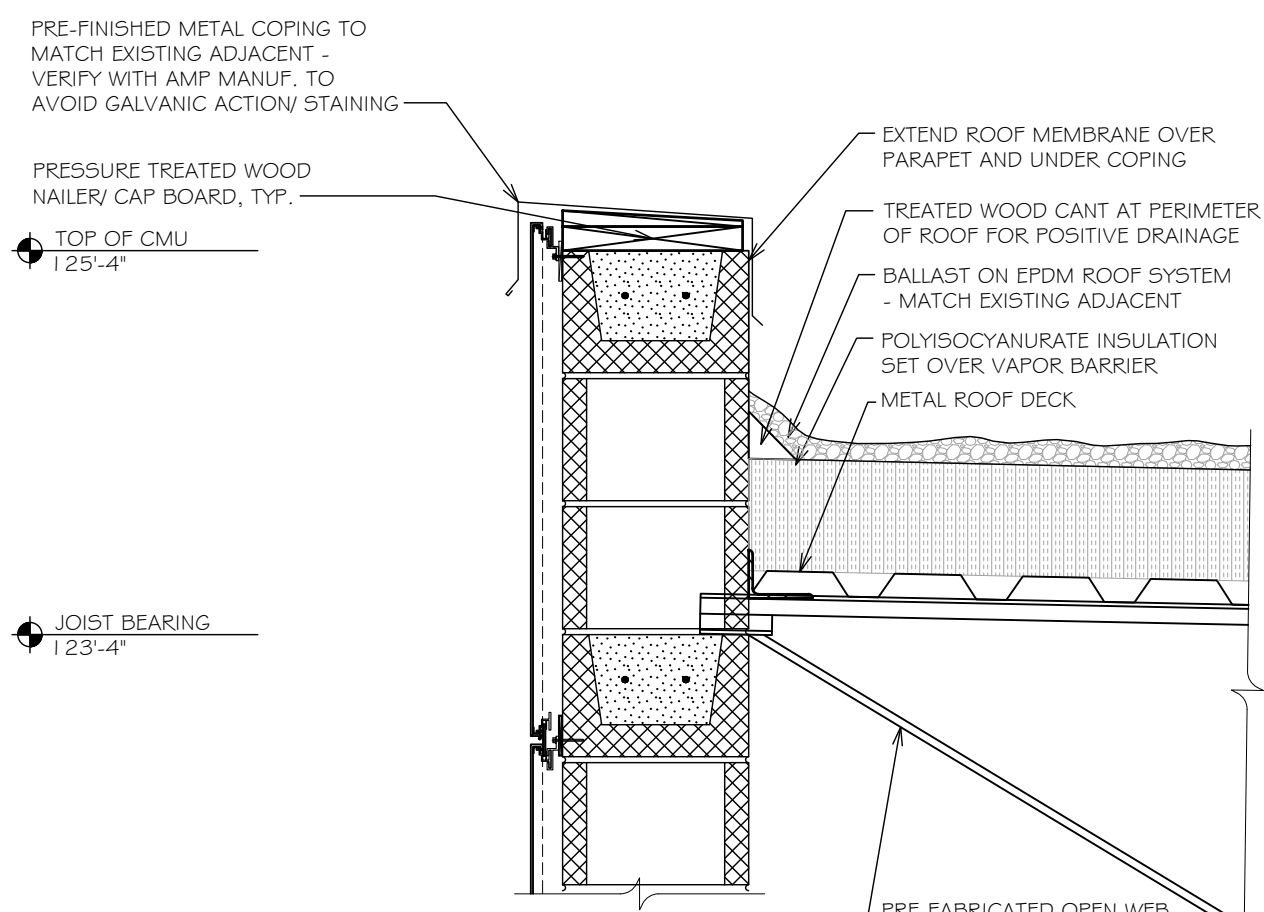
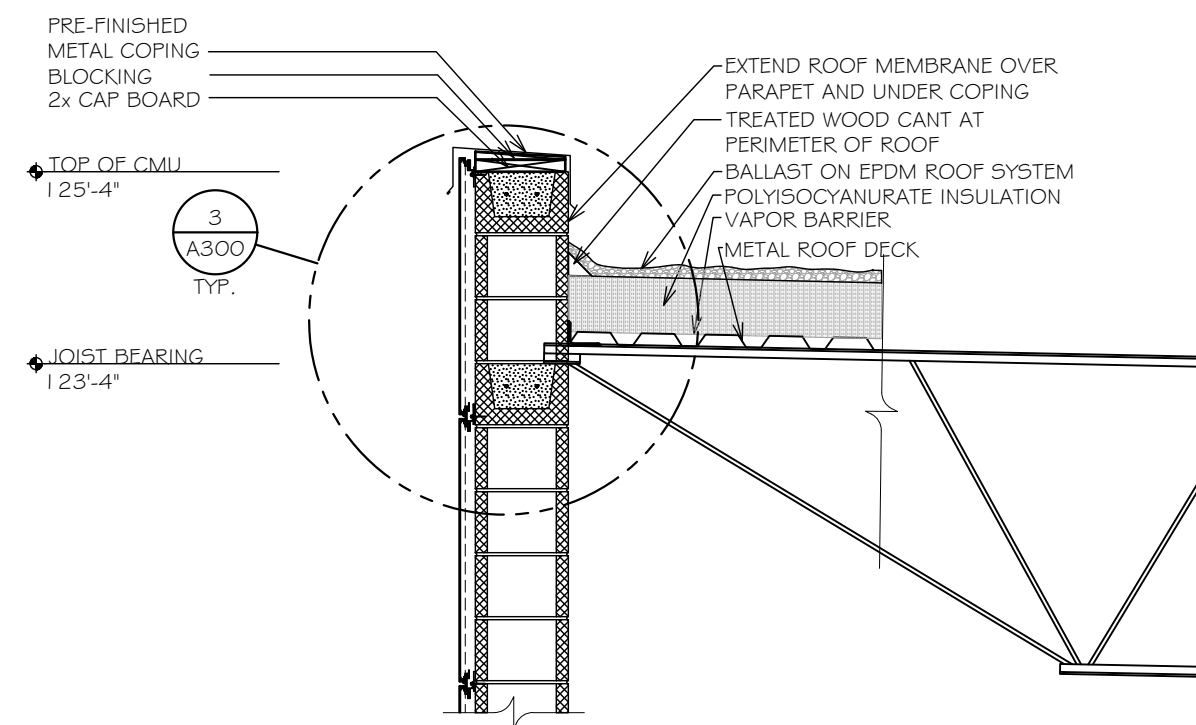
Project number	20-058
Date	PRELIMINARY
Drawn by	JFB
Checked by	CHK
Scale	
Sheet Number	A000

A200

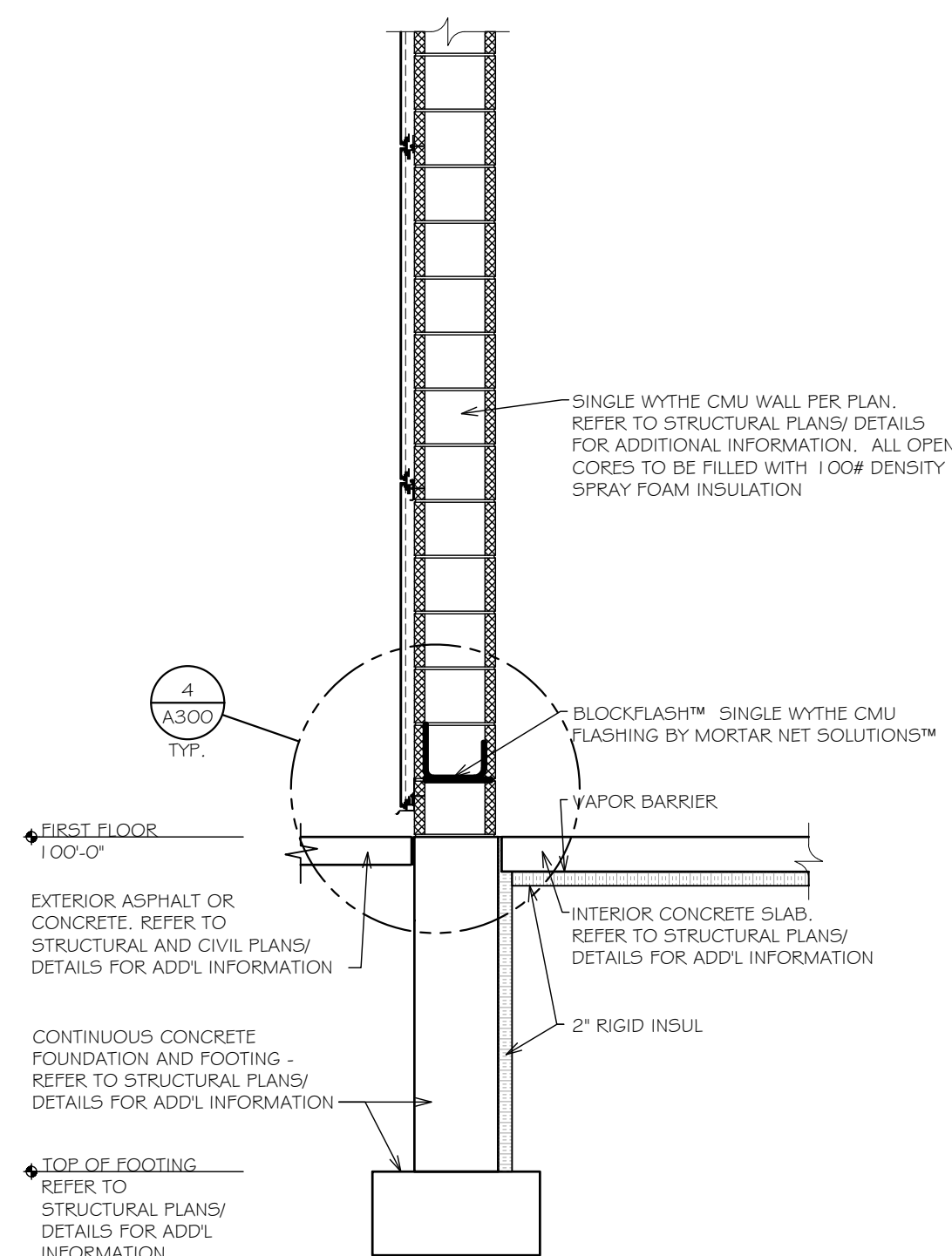
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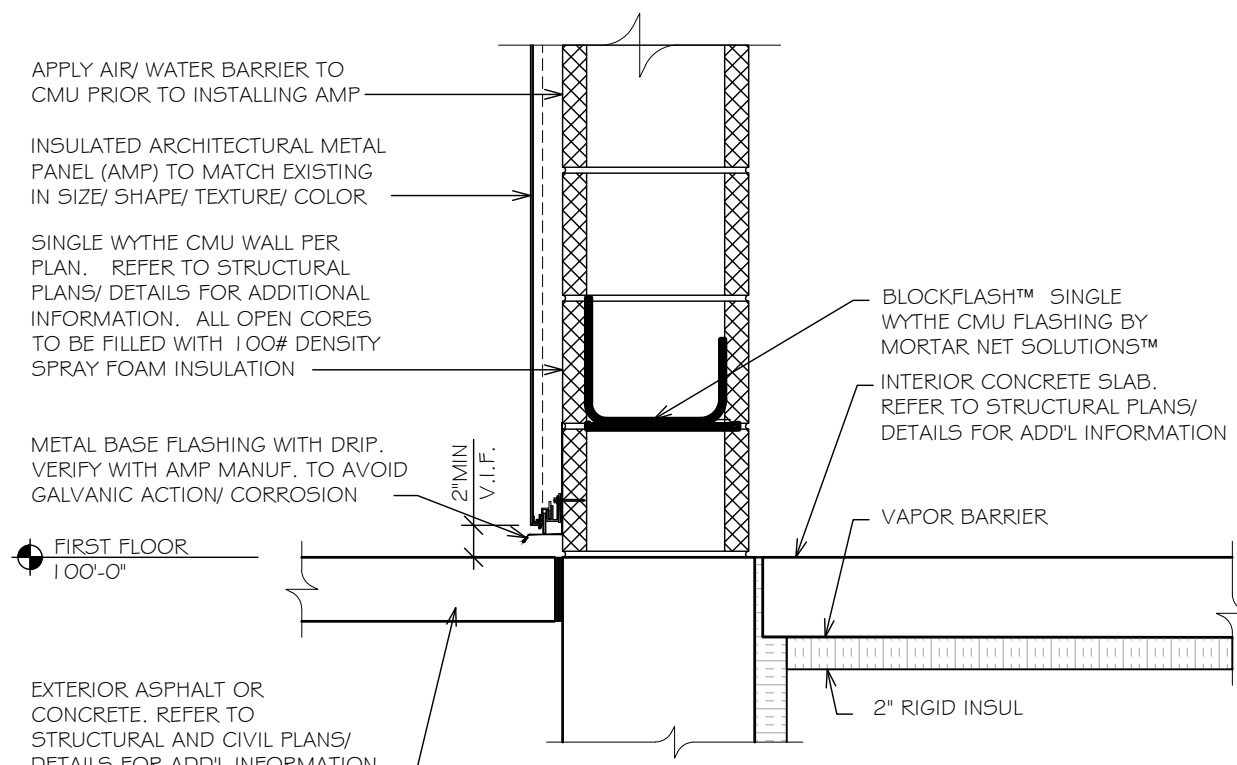
 BUILDING SECTION - LOOKING EAST
SCALE: 1/4" = 1'-0"



3 PARAPET DETAIL
A300 SCALE: 1" = 1'-0"



2 WALL SECTION
A300 SCALE: 1/2" = 1'-0"



4 FOUNDATION DETAIL
A300 SCALE: 1" = 1'-0"

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	OWNER REVISIONS	2021-08-25
	ISSUE FOR STATE REVIEW - PERMISSION TO START	2021-06-13

Service Department

Expansion

Building Sections - Wall Sections

Project number	20-058
Date	PRELIMINARY
Drawn by	JFB
Checked by	CHK
Scale	

Sheet Number

A300

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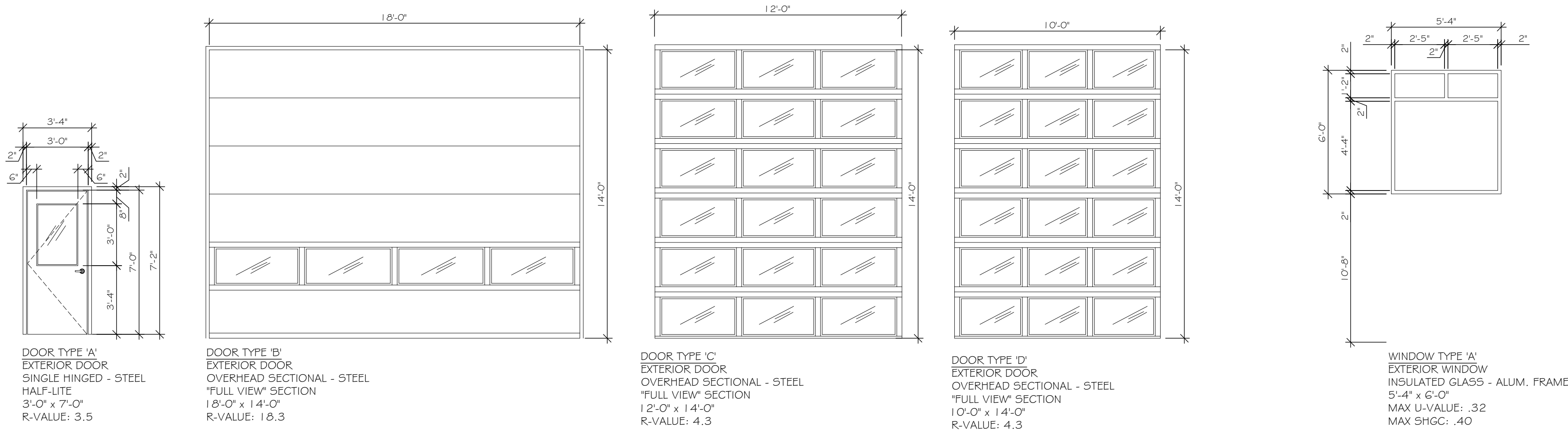


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Lynch Chrysler Mukwonago - Addition Service Department Expansion Details

Project number	20-058
Date	PRELIMINARY
Drawn by	JFB
Checked by	CHK
Scale	
Sheet Number	A-500

A500



DOOR AND WINDOW TYPES
SCALE: N.T.S.

DOOR SCHEDULE																
DOOR									FRAME			HARDWARE				
MARK	TYPE	WIDTH	HEIGHT	THICKNESS	MAT'L	FINISH	SWING	LABEL	FRAME	FINISH	DIM	HINGES	LATCH	CLOSER	THRESHOLD	WEATHERSTOP
101	B	18'-0"	14'-0"	2"	STEEL	MANUF	O.V.H.		GALVANIZED	MANUF	MANUF	N/A	N/A	N/A		
102	A	3'-0"	7'-0"	1 3/4"	STEEL	PAINT	RH		HM	PAINT	2"	H4	L3	C3		WG
103	D	10'-0"	14'-0"	2"	STEEL/ GLASS	MANUF	O.V.H.		GALV	MANUF	MANUF	N/A	N/A	N/A		
104	D	10'-0"	14'-0"	2"	STEEL/ GLASS	MANUF	O.V.H.		GALV	MANUF	MANUF	N/A	N/A	N/A		
105	D	12'-0"	14'-0"	2"	STEEL/ GLASS	MANUF	O.V.H.		GALV	MANUF	MANUF	N/A	N/A	N/A		
106	D	12'-0"	14'-0"	2"	STEEL/ GLASS	MANUF	O.V.H.		GALV	MANUF	MANUF	N/A	N/A	N/A		

WINDOW SCHEDULE								
MARK	TYPE	WIDTH	HEIGHT	HEAD HGT	FRAME	FINISH	GLAZING	OTHER
101A	A	5'-4"	6'-0"	16'-8"	HM	PAINT	LOW-E ARGON FILLED	
101B	A	5'-4"	6'-0"	16'-8"	HM	PAINT	LOW-E ARGON FILLED	

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	OWNER REVISIONS	2021-08-25
	ISSUE FOR STATE REVIEW - PERMISSION TO START	2021-08-13

Lynch Chrysler Mukwonago -
Addition

Service Department

Expansion
Schedules

Project number	20-058
Date	PRELIMINARY
Drawn by	JFB
Checked by	CHK
Scale	
Sheet Number	

**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

RESOLUTION NO. 2021-104

**A RESOLUTION FOR SITE PLAN AND ARCHTIEICTURAL REVIEW FOR LYNCH VENTURES, LLC
280 E Wolf Run, PARCEL NUMBER MUKV 2013-994-004**

WHEREAS, pursuant to Section 100-601, and 100-153 of the Zoning Code, an application for a site plan and architectural review has been filed for the approval for an additional and building and site modifications, which application was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application has been submitted by the LYNCH VENTURES, LLC

WHEREAS, the use is permitted within the B-4 Commercial Business Design District / PUD in which the subject property is located, and

WHEREAS, the plan of operation and plans have been reviewed and recommended by the Village Plan Commission.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago, Wisconsin hereby approves the site plan and architectural review for structures at 280 E Wolf Run, based upon the plan of operation and plans submitted to the Village.

NOW, THEREFORE, BE IT FURTHER RESOLVED this site plan and architectural review approval shall be subject to the following conditions:

1. Prior to any land disturbing activity, the applicant must submit a complete and final set of plans to the Village planner. All Village department heads must verify in writing whether they have approved the final plans within their purview. Any outstanding matters must be resolved to staff's satisfaction.
2. Prior to any land-disturbing activity, a pre-construction meeting must be held with the applicant's representatives and primary contractors, and Village department heads and representatives.
3. Prior to any land-disturbing activity, the applicant must reimburse the Village for any outstanding charges and establish an escrow account with the Village as may be required.
4. The applicant must obtain all required building permits within nine months of this date, and start construction within six months of the date of building permit issuance and continue in good faith to completion.
5. All work related to this project must comply with all project plans approved by the Village.
6. The developer must comply with all requirements related to impact fees imposed by the Village.
7. The developer shall comply with all parts of the Municipal Code as it relates to this project.
8. If the approved plans need to be revised to address any of the conditions of approval or to conform to Building and Fire Safety Codes, the Zoning Administrator and the Supervisor of Inspections are authorized to approve minor modifications so long as the

overall project elements remain unchanged. If they determine that the revision is substantial, the plans must be submitted to the Plan Commission for review and approval.

9. Approval is conditioned upon a detailed technical review of the construction drawings, stormwater, erosion control, for the requirements of the Department Heads and Village Ordinances, permits shall not be issued until a full technical review is complete.
10. Any future modification to the site such as modification of building, parking, lighting, grading, retaining walls, fences, etc. shall require Site Plan and Architectural Review.

NOW THEREFORE BE IT RESOLVED, that the Village of Mukwonago,

Approved and Adopted this 15th day of December 2021 by the Village Board of the Village of Mukwonago, Wisconsin.

ATTESTATION:

APPROVED:

Fred H. Winchowky, Village President

Diana Dykstra, MMC
Village Clerk-Treasurer



Planning Commission
December 14, 2021
6:30pm
Village Board Chambers
Mukwonago, WI

**Consideration of a Recommendation for Site Plan
and Architectural Review**
406 Grand Avenue Parcel Number: MUKV1973046

Case Summary

Parcel Data

Proposal:	Addition of an in-ground swimming pool with patio, fencing, and associated amenities. Modification of existing driveway.
Applicant:	Susanne Lee Perkins - Owner
Request:	Architectural Review
Staff Recommendation:	Approve with Conditions

Parcel Characteristics / Conditions

Acreage:	0.7168
Current Use:	Single Family Residential
Proposed Use:	Single Family Residential
Reason for Request:	New Swimming Pool and amenities.
Land Use Classification:	Historical Residential / Village Center
Zoning Classification:	R-3 Single Family - Duplex / Historic District Overlay
Census Tract:	2039.02

Historical Summary

District Summary:

Historic Name:	Pearl and Grand Avenue Historic District
Reference Number:	04001004
Location (Address):	Pearl Avenue generally bounded by Grand Avenue and Franklin Street and portions of Pleasant and Division streets

Dates of Construction:
District Significance:

Dates of Construction of contributing buildings: 1892-1954
The Pearl and Grand Avenue Historic District is a small residential neighborhood just north of Mukwonago's business district. The neighborhood developed shortly after the railroad came through the village in 1885 and continued to grow as the village prospered as an agricultural support center. The original residents were a mix of business and trades people and included four prolific builders: Joseph Clist, William Hillier, William Vick and Albert Grutzmacher. Noted residents such as agriculturist Asa Craig, "The Melon King," and lumberman and grain dealer Rolland Porter lived along Pearl Street.

Architectural styles include Queen Anne and Colonial Revival, as well as simpler homes which exhibit characteristics common to Mukwonago houses the truncated hip roof and the coved eave. Original materials utilized in the district include rock-faced and decoratively stamped concrete block, clapboard and brick. Thickly mortared fieldstone, used liberally for foundations and porches, is another hallmark design element of the community. The Spanish Colonial Revival style St. James Catholic Church (1926), located at 425 Grand Avenue, features this distinctive fieldstone in its foundation and wall buttresses. The most striking structure in the district is a garden folly at 212 Pearl Avenue, known as "Blarney Castle." Constructed of local limestone, this small interpretation of an Irish castle tower was built in 1897, the result of a friendly neighborhood gardening rivalry.

Historic Status: Listed in the National Register on 09/15/2004
Number of Contributing Buildings 22

Subject Building Contribution to District:

Subject Building	
Contribution to District:	Contributing Structure
Map:	See Attached

Property Specific Summary:

406 Grand Avenue
The M.L. Davis Residence dates to 1900-1910 and is constructed in the spirit of the four-square plan. However, this home originally two main front rooms and three rear rooms with a rear entrance on the south façade of the home. The home features a truncated hipped roof with a street facing gable and a truncated Southwest corner which also features a gable providing a Queen Anne detail to the structure. A full front porch with mansard roof is the main first floor feature of the structure. A rear addition was constructed to the property post WWII.

Historic Images:



National Register Image 2004.

Images:



Google Images Sept. 2019



Google Images August 2018

Site Review Request:

Site Modifications:	Swimming Pool and Driveway
Utilities:	No modification to utilities is planned.
Stormwater Management:	No modification to utilities is planned.
Wetlands:	None
Signage:	None
Parking:	No modifications planned.
Staff Review Comments:	See Staff Recommendations below.

Architectural Review:

Note not modification to the contributing building is proposed with this application.

Modification 1: Add a swimming pool with associated amenities to the rear of the noncontributing garage.

Modification 2: Modify the existing driveway.

Recommendation

Architectural Review

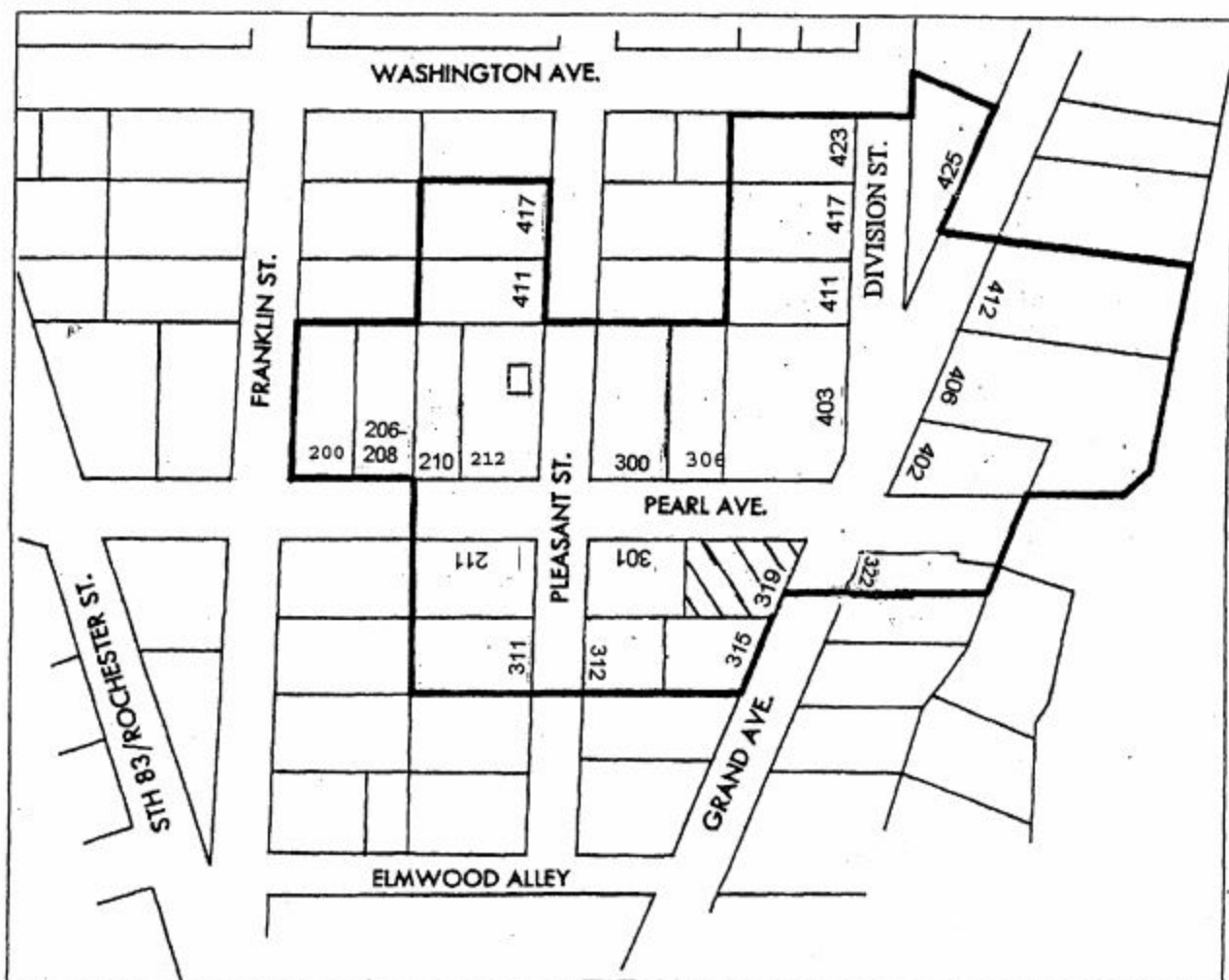
Staff recommends the Planning Commission recommend to the Village Board approval of a site plan and architectural review for an inground pool project subject to the following conditions:

1. Prior to any land disturbing activity, the applicant must submit a complete and final set of plans to the Inspections Department. All Village department heads must verify in writing whether they have approved the final plans within their purview. Any outstanding matters must be resolved to staff's satisfaction.
2. The applicant must obtain all required building permits within nine months of this date and start construction within six months of the date of building permit issuance and continue in good faith to completion.
3. All work related to this project must comply with all project plans approved by the Village.
4. The owner must take photographs of the completed work and submit them to the building inspector within six weeks of completion.
5. The applicant shall comply with all parts of the Municipal Code as it relates to this project.
8. Any future modification to the site such as modification to the contributing building shall require a certificate of appropriateness to be issued.

Attachments

1. Maps
2. Plans
3. VB Resolution

BOUNDARY MAP OF THE PEARL AND GRAND AVENUE HISTORIC DISTRICT





Village of Mukwonago GIS
406 Grand - Aerial

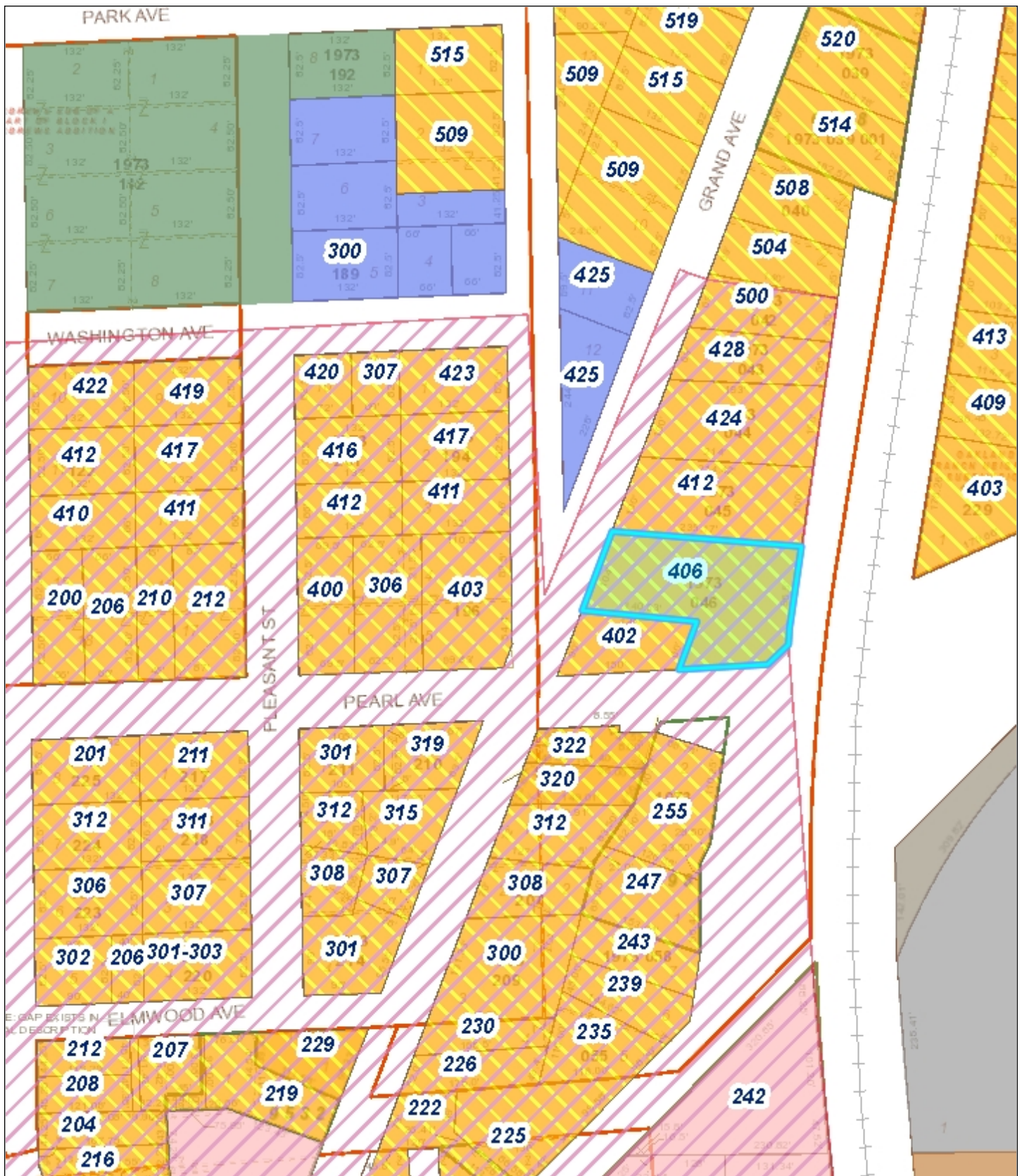
DISCLAIMER: The Village of Mukwonago does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 167'

VILLAGE OF MUKWONAGO
440 River Crest Court
PO Box 206
Mukwonago, WI 53149
262-363-6420

Print Date: 8/30/2021



Village of Mukwonago GIS
406 Grand - Land Use

DISCLAIMER: The Village of Mukwonago does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 167'

VILLAGE OF MUKWONAGO
440 River Crest Court
PO Box 206
Mukwonago, WI 53149
262-363-6420

Print Date: 8/30/2021

EDGEWOOD SURVEYING

14195 BEECHWOOD TRAIL • NEW BERLIN • WISCONSIN 53151
(262)366-5749 • fax (262)797-6329

PLAT OF SURVEY

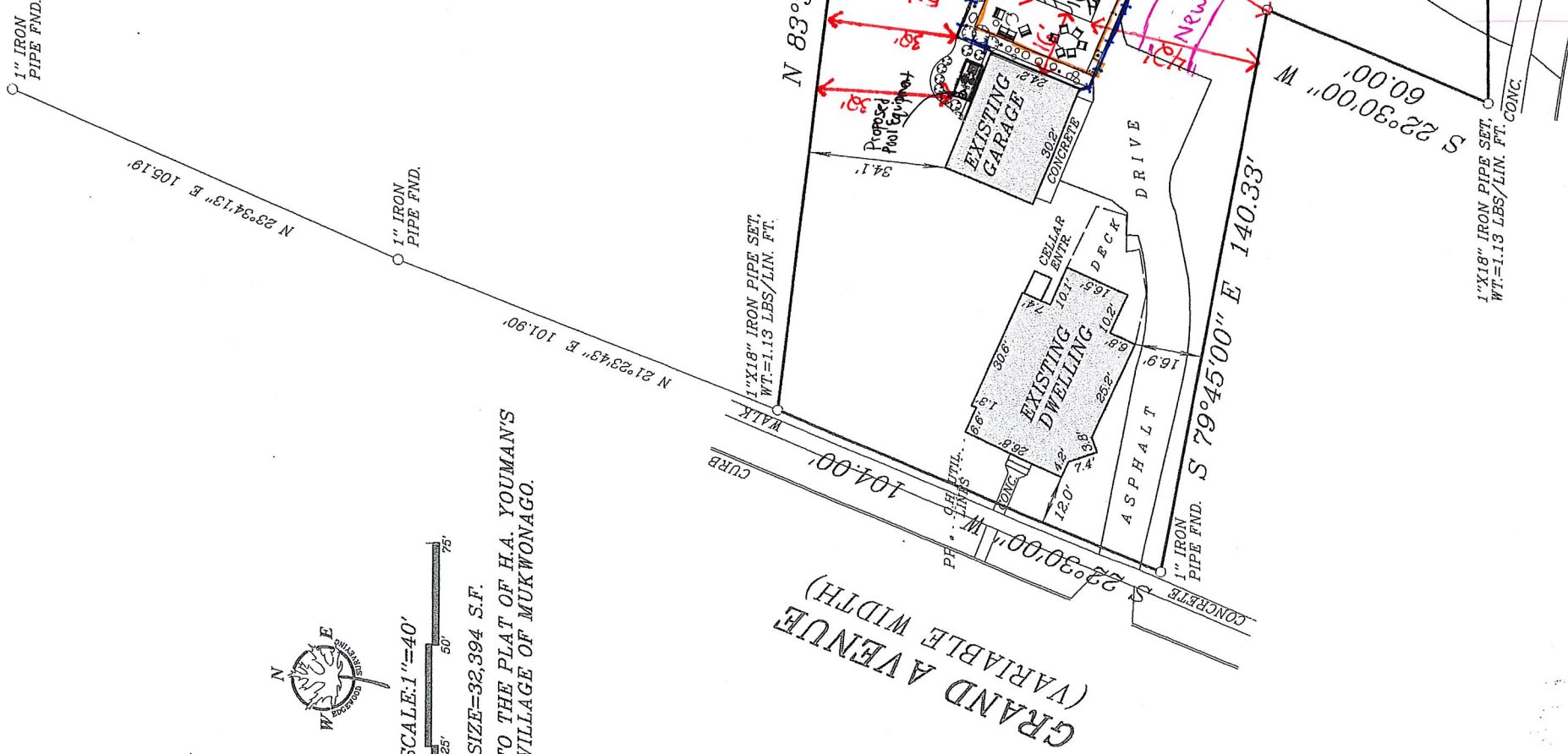
PREPARED FOR: RYNO HOMES

LOCATION: 406 GRAND AVENUE, VILLAGE OF MUKWONAGO

LEGAL DESCRIPTION: PART OF BLOCK "E" IN H.A. YOUMAN'S ADDITION TO THE VILLAGE OF MUKWONAGO, IN THE NE 1/4 SECTION 26, TOWNSHIP 5 NORTH, RANGE 18 EAST, VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING ON THE WEST LINE 90 FEET FROM THE SW CORNER AND 161'-10" FROM THE NORTH LINE OF BLOCK "F", THENCE S79-3/4°E, 140 FEET 10 INCHES; THENCE S22-1/2°W, 60 FEET; THENCE N89°E, 134 FEET 8 INCHES; THENCE N6-1/4°E, 54 FEET 4 INCHES; N10-1/4°E, 96 FEET 6 INCHES; THENCE N83-1/2°W, 235 FEET 2 INCHES; THENCE S22-1/2°W, 104 FEET TO THE POINT OF BEGINNING.

JUNE 29, 2021

WAU-1742

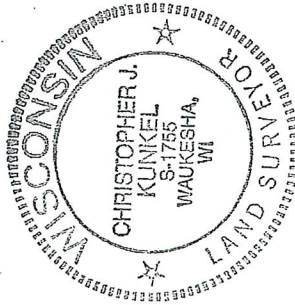


BEARINGS REFER TO THE PLAT OF H.A. YOUMAN'S
ADDITION TO THE VILLAGE OF MUKWONAGO.

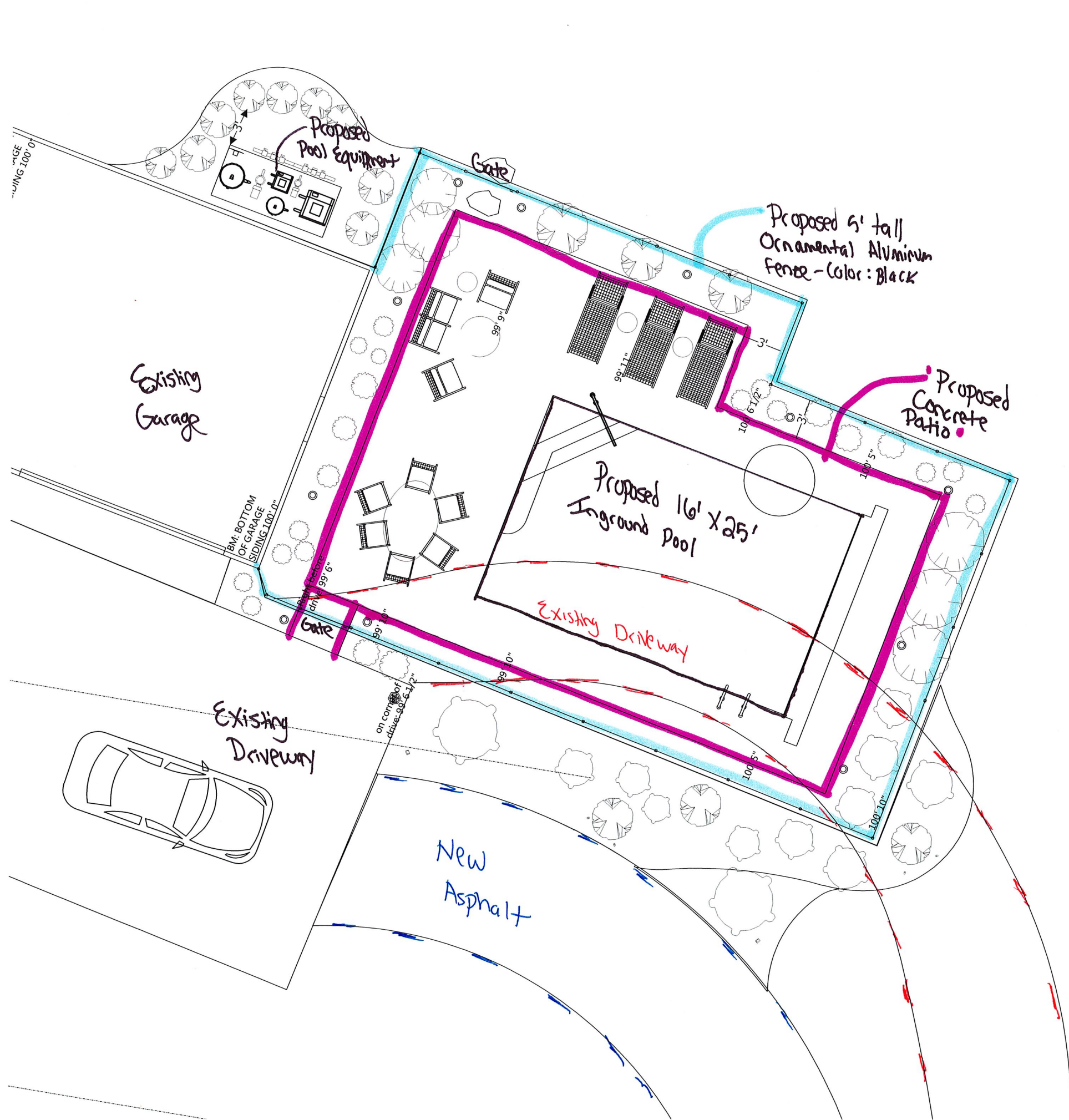
I hereby certify that I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadway and visible encroachments, if any. This survey is made for the present owners of the property, and also those who purchase, mortgage, or guarantee, the title thereto within one (1) year from date hereof.

Signed

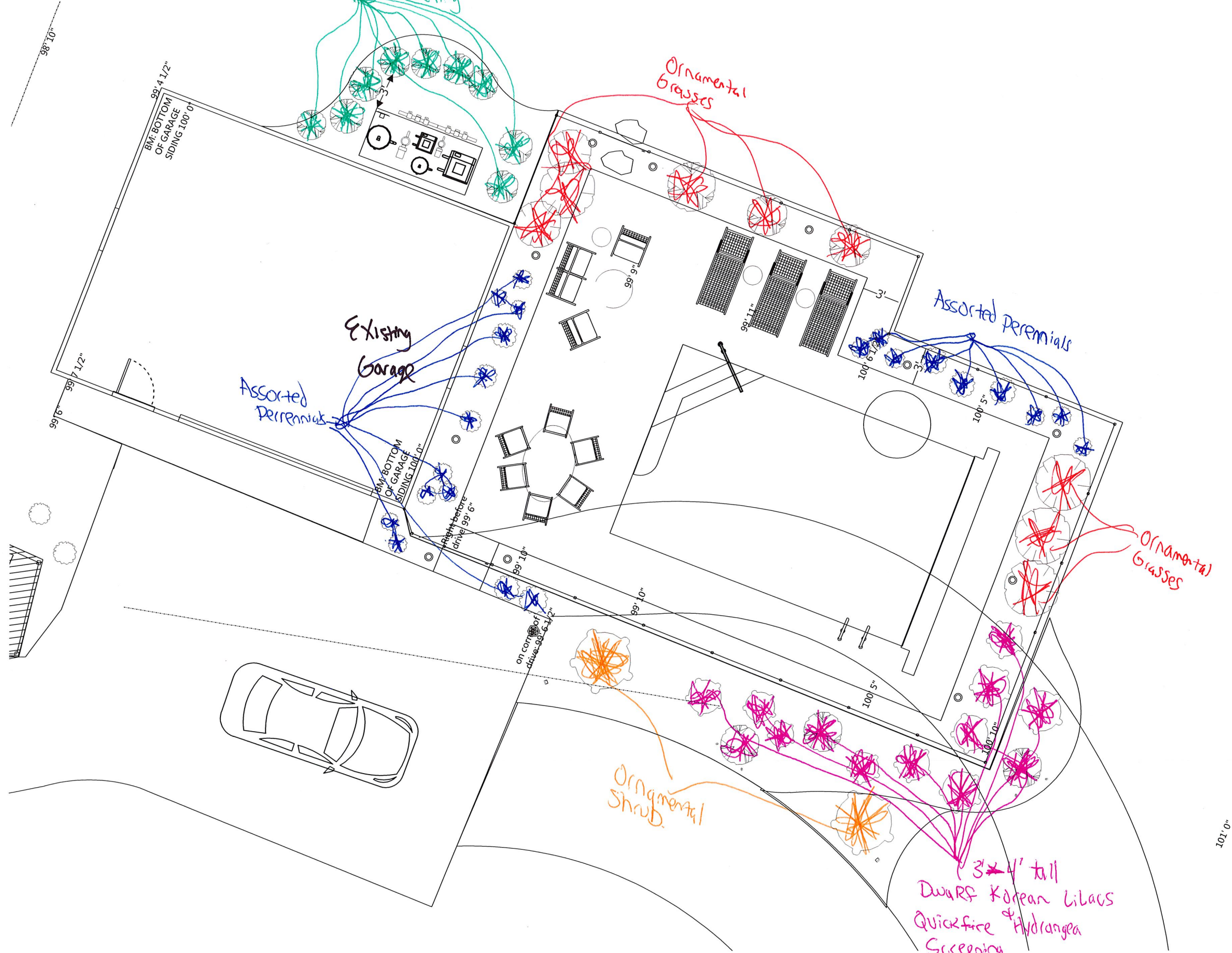
CHRISTOPHER J. KUNKEL REGISTERED LAND SURVEYOR S-1755



THIS IS AN ORIGINAL PRINT ONLY
IF SEAL IS IMPRINTED IN RED



Landscape Plan



406 Grand Ave
Sve Perkins
Scale: 1/8" = 1' **93**











A Fence to Fit Every Need

There are a wide variety of Jerith fence styles available in three colors and several heights. You can be sure that there will be a Jerith fence to enhance the beauty of your home, pool or yard.

Residential Fence Styles:

#101 This traditional wrought iron design has its points even across the top.

#100 Similar to Style #101, but with staggered picket tops.

#111 This version of Style #101 is built to accept finials on the pickets instead of the standard spear points. (See Page 13 for information about finials.)

#401 Similar to Style #101 but with a 1 5/8" space between pickets. This fence will keep most pets in your yard. The narrow spacing also makes it difficult for children to obtain a foothold on the fence.

Concord This distinguished wrought iron design has elegant curves connecting the pickets. Available with standard points or finials centered in the arch.

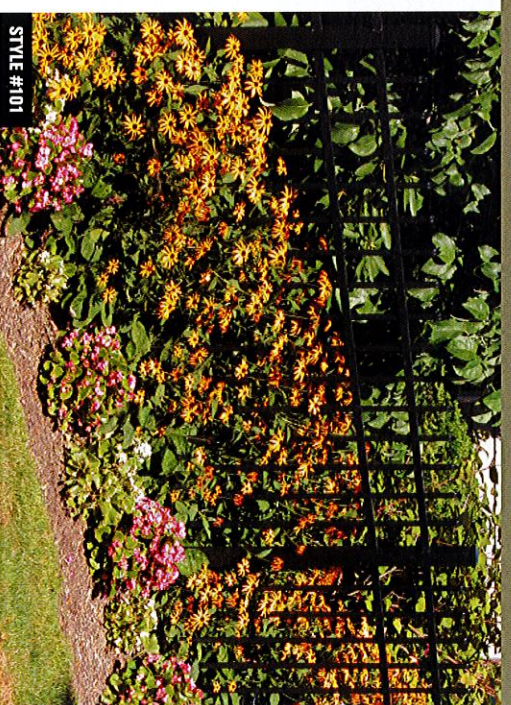
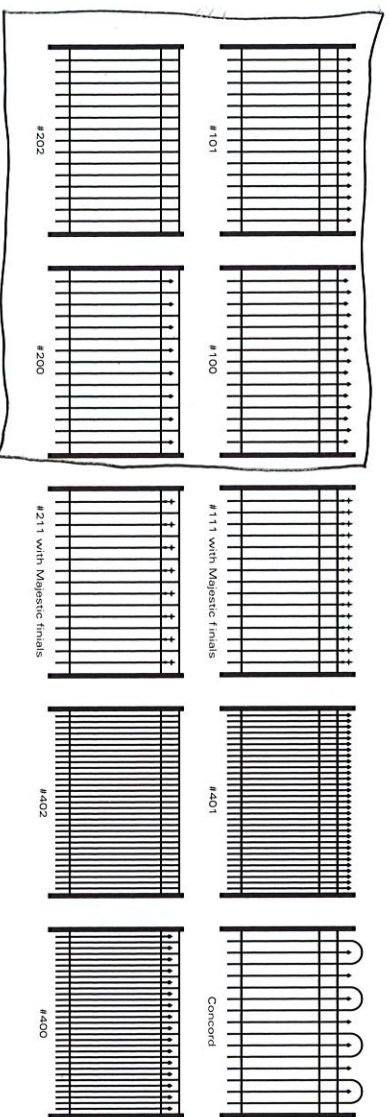
#202 A classic design with a smooth rail on top rather than points. Our Best Seller! Variation of Style #202 which combines the safety of a top rail with traditional spear points below.

#211 This version of Style #200 allows finials to be used on the pickets below the top rail rather than the standard picket points.

#402 1 5/8" spaced version of Style #202 for those who do not want exposed points on their fence, but want the added security of a narrow space between pickets.

#400 Similar to Style #200 but with a narrow 1 5/8" spacing between the pickets.

Ovation, Bravo, Symphony These two rail fences have a simple design specifically created to meet the pool enclosure code drafted by the U.S. Consumer Product Safety Commission. (See Page 10 for more information about these designs and pool code.)



Regency Premium Fence Styles:

(Made with larger components. Pickets do not extend below bottom rail. Details on pages 8 & 9)

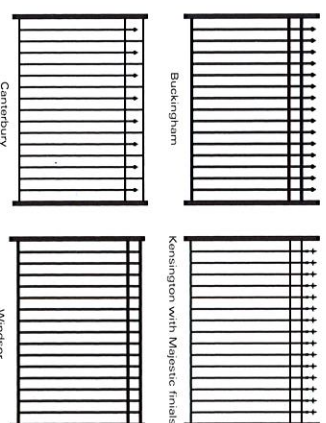
Buckingham Similar in design to Style #101

Kensington Similar in design to Style #111

Canterbury Similar in design to Style #200

Windsor Similar in design to Style #202

NOTE: All 6' high residential fences have four horizontal rails, not three as shown.



**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

RESOLUTION NO. 2021-105

**A RESOLUTION FOR SITE PLAN AND ARCHTIEICTURAL REVIEW FOR THE ADDTION OF A
POOL AND ASSOCAITED AMENITIES FOR 405 GRAND AVENUE WITHIN THE PEARL AND
GRAND HISTORIC DISTICT PARCEL NUMBER MUKV MUKV 1973-046**

WHEREAS, Suzanne Lee Perkins owns the property located at 406 Grand Avenue, which is located in the Pearl andGrand Avenue Historic District; and

WHEREAS, the property owner would like to add a pool and associated amenities; and

WHEREAS, the Plan Commission evaluated her request, and was in agreement with the approval of modifications to the site to add a pool and associated amenities and;

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago, Wisconsin hereby is in agreement with the requested modifications for a pool and associated amenities for 406 Grand Avenue within the PEARL AND GRAND AVENUE HISTORIC DISTRICT application subject to the following conditions:

1. Prior to any land disturbing activity, the applicant must submit a complete and final set of plans to the Inspections Department. All Village department heads must verify in writing whether they have approved the final plans within their purview. Any outstanding matters must be resolved to staff's satisfaction.
2. The applicant must obtain all required building permits within nine months of this date and start construction within six months of the date of building permit issuanceand continue in good faith to completion.
3. All work related to this project must comply with all project plans approved by theVillage.
4. The owner must take photographs of the completed work and submit them to thebuilding inspector within six weeks of completion.
5. The applicant shall comply with all parts of the Municipal Code as it relates to thisproject.
8. Any future modification to the site such as modification to the contributing buildingshall require a certificate of appropriateness to be issued.

NOW THEREFORE BE IT RESOLVED, that the Village of Mukwonago,
Approved an Adopted this 15th day of December 2021 by the Village Board of the Village of Mukwonago,
Wisconsin.

ATTESTATION:

APPROVED:

Fred H. Winchowky, Village President

Diana Dykstra, MMC
Village Clerk-Treasurer



PLANNING COMMISSION
December 14, 2021 at 6:30pm
Mukwonago, WI

Rescind Resolution 2018-024 for a Preliminary Plat for Chapman Farms Subdivision (Phase 1,2, and 3) and adopt a new resolution 2021-084 for a Preliminary Plat for Chapman Farms Subdivision (Phase 1, 2, 3, and 4)

***Amendment to Development Agreement for Subdivision Improvements for Chapman Farms Subdivision (First Phase) and adopt a new Resolution 2021-085**

***Amendment to Development Agreement for Subdivision Improvements for Chapman Farms Subdivision (Second Phase) and adopt a new Resolution 2021-086**

***Approve a revised Stormwater Maintenance Agreement (SWMA) for Chapman Farms Subdivision**

***Approve a revised Preliminary Stormwater Maintenance Plan (SWMP) for Chapman Farms Subdivision**

Parcel Numbers: MUKV1957001010, MUKV1957001001, MUKV1957007, MUKV1957006, MUKV1957004, MUKV1957005, MUKV1957011, MUKV1957010, MUKV1957997001

* Action only by Village Board – No Recommendation or Action by Planning Commission.

Case Summary

Parcel Data

Proposal:	Revised layout for Chapman Farms – Revising associated past approved documents
Applicant:	Frank Bielinski, President / Bielinski Homes, Inc.
Request:	• Rescind Original Preliminary Plat for Chapman Farms Subdivision • New Preliminary Plat for Chapman Farms Subdivision • Amend Development Agreement for Phase 1 • Amend Development Agreement for Phase 2 • New Stormwater Management Plan • New Stormwater Management Agreement
Staff Recommendation:	Recommend Approval – See Recommendation

Parcel Characteristics / Conditions

Acreage:	86.5885 acres
Total Number of Units:	172
R-1 Single Family Area:	73.67 Acres, 124 Lots, 1.68 lots per acre
R-5 Multi Family Area (Villas):	11.05 Acres, 48 Units, 24 buildings
Density:	4.98 units per acre
Total Green Space:	60% of lot area
Park Area Dedication:	1.87 acres
Stormwater:	On Lot 1, Out Lots 1, 2, 5 and 8
Current Use:	Farmland, Construction Site, Improved Right of way yet to be dedicated.
Proposed Use:	Single Family Lots, Duplex Units, right of way, Park, Private out lots, and stormwater Facilities
Reason for Request:	Addition of 22+/- acres to Plat
Land Use Classification:	Medium Lot Single Family II – 15,000 SF Low Density Multi- Family
Zoning Classification:	R-1 Single Family Community Residential District R-5 Low Density Multi Family Residential District
Census Tract:	2039.01

Project Summary

- Bielinski Homes, Inc. received approval of a CSM to divide land on April 18th, 2018. (Resolution 2018-23)
- Bielinski Homes, Inc. received approval of a preliminary plat approval on April 18, 2018. (Resolution 2018-024.)
- Bielinski Homes, Inc. received approval for a Planned Unit Development via a Conditional Use Permit on June 20th 2018. (Resolution 2018-035)
- Bielinski Homes, Inc. received approval for landscaping an building design for condominiums within the PUD portion of the development on July 18th, 2018. (Resolution 2018-043)
- Bielinski Homes, Inc. received approval for a final plat of for phase 1 of the subdivision on January 19, 2019. (Resolution 2019-004)
- Bielinski Homes, Inc. received approval for a Development Agreement (first phase) on June 17th 2020. Recorded with ROD on July 13, 2020.
- Bielinski Homes, Inc. received approval for a Development Agreement (second phase) on July 21st 2021. (Resolution 2021-60)

Currently, Bielinski Homes, Inc has purchase of 22 additional acres to the west of the original plat approved in April of 2018. Bielinski would like to create one new preliminary plat to include the originally approved plat with the addition of the 22 acres. With this new plat they are requesting modifications of lots and road layout in what would be phase three of the development.

This is a rather unique situation. Moving forward the plan as discussed between the Developer, Village Attorney and Planning Staff is as follows:

Planning Commission (Recommendation to Village Board) and Village Board (Action)

Step One – Rescind the preliminary plat and approve a new Preliminary Plat, by Resolution.

Village Board (Action) No recommendation or action required by Planning Commission

Step Two – Approve a resolution Amending the Development Agreements for Phase One and a resolution amending the Development Agreement for Phase Two, by Resolution

Step Three – Approve by simple motion and Stormwater Maintenance Agreements and Preliminary Stormwater Management Plan by simple motion.

Note: All of the above actions will need to occur at the same meeting and in a specific order.

The actions will be essentially to rescind or amend old documents and adopt various new documents. The new preliminary plat will be a new document, however many of the other resolutions and development agreements will include edits such as lot numbers, new exhibits, etc. and be amendments.

Exceptional Circumstances

Per Section 45-22 of the Municipal Code of the Village of Mukwonago, Bielinski requests that the Village allow for the lot lines and lot frontages as shown on the submitted plat based on the following:

- a. *Exceptional circumstances.* The proposed subdivision assimilates an existing lowland kettle into the center of the development. The shape of this kettle and its associated topography influence the curvilinear road and lot pattern. This kettle provides a regional storm water benefit and is a circumstance unique to this development.
- b. *Preservation of property rights.* The central kettle area receives storm water runoff from western offsite areas and has been designed to provide 100% infiltration. Preserving this and integrating it into the subdivision preserves property rights for both upslope and downslope areas. The curving streets are an inherent part of integrating this existing kettle. They are also a means to provide a safe and tranquil subdivision while accommodating collector streets through the subdivision. Allowing non-radial side lot lines and measuring the lot width at the front setback (instead of at the lot line) allows for curving streets while creating desirable lot shapes.
- c. *Absence of detriment.* The lots as shown provide for a uniform lot size, uniform shape/dimension and consistent home layout, all of which are very important when laying out neighborhoods. The non-radial component allows the road layout to have soft curves and the geometry proposed at Chapman Farms without having atypical or irregular lot shapes. The lots on the cul-de-sac will still have 100 feet of frontage at the front building setback line. The proposed layout will not be of any detriment to adjacent properties and overall creates a more desirable flow than a standard grid pattern that would occur otherwise.

Request:

1. The preliminary plat shows sixty-three (63) lots (5, 8, 9, 12-15, 19, 24, 25, 28-33, 35-38, 41-43, 46-55, 62-69, 76-83, 86-91, 94-96, 98-100, 106-108) with side property lines that are not radial or perpendicular to the street centerline as required by

the Land Division Ordinance. Pursuant to written justification submitted by the applicant dated August 26th, 2021, on file in the office of the Village Zoning Administrator, the Plan Commission and Village Board approves the exception to allow the side property lines as presented on the approved preliminary plat, pursuant to Section 45-22, Exceptions and Modifications, of the Municipal Code.

2. The preliminary plat shows fourteen (14) corner lots (6, 20, 44, 45, 46, 48, 50, 51, 55, 56, 90, 108, 116 & 117) that do not comply with the Zoning Ordinance and Land Division Ordinance requirement of a full 120-foot lot width, as defined. Pursuant to written justification submitted by the applicant dated August 26th 2021, on file in the office of the Village Zoning Administrator, the Plan Commission and Village Board approves the exception to allow the narrower corner lots, pursuant to Section 45-22, Exceptions and Modifications, of the Municipal Code. Approval of the exception is subject to the final plat identifying the rear and interior side setbacks and the driveway locations of each corner lot, to maximize building envelope area, as approved by the Village Planner, who will consult with applicable Village staff. The exception with actions approved by the Village Planner shall be specifically listed within the Developer's Agreement of the applicable final plat.
3. The preliminary plat shows seven (7) lots (44, 45, 46, 55, 56, 76 & 77) that do not comply with the Zoning Ordinance and Land Division Ordinance requirement of a minimum 100-foot lot frontage at the front property line. Pursuant to written justification submitted by the applicant dated August 26th 2021 on file in the office of the Village Zoning Administrator, the Plan Commission and Village Board approves the exception to allow the narrower lot frontages, pursuant to Section 45-22, Exceptions and Modifications, of the Municipal Code. Approval of the exception is subject to the final plat identifying the driveway locations of each lot coordinated with location of utility location and other facilities within the right-of-way, as approved by the Village Planner, who will consult with applicable Village staff. The exception with actions approved by the Village Planner shall be specifically listed within the Developer's Agreement of the applicable final plat.
4. Chapman Court does not comply with the standard cul-de-sac dimensions as required by the Land Division Ordinance. Pursuant to written justification submitted by the applicant dated August 26th 2021, on file in the office of the Village Zoning Administrator, the Plan Commission and Village Board approves the exception to allow the non-standard cul-de-sac design, pursuant to Section 45-22, Exceptions and Modifications, of the Municipal Code. Approval of the exception is subject to the final plat identifying the cul-de-sac center island (Outlot 7) size and design plans of the cul-de-sac as approved by the Village Planner, who will consult with applicable Village staff. The exception with actions approved by the Village Planner shall be specifically listed within the Developer's Agreement of the applicable final plat, in addition to the requirement of Homeowner's Association documents specifying perpetual association

maintenance of the cul-de-sac landscaping.

Additional Information

The following provides additional information related to the proposed subdivision's general conformance to the Village Code:

- The subdivision substantially conforms to Chapter 100 Zoning requirements. Section 100-29 of Village Code includes definitions that pertain to subdivision design, including:
“*Lot Width*. The width of a parcel of land measured between the intersection of the two side lot lines and the right-of-way, measured along the chord. Where the lot width narrows toward the rear yard, the lot width shall be measured at the building setback line between the two side lot lines, measured along the chord. On corner lots, the smallest frontage shall be deemed the lot width, and no side or rear lot line shall be less than the required lot width.”
The lot width at the front building setback line meets zoning requirements for all lots in the proposed subdivision. Through this an appropriate building envelope is provided on every lot. The generic building pad shown on every lot visually confirms this to be true.

“*Rear Yard*. A yard extending across the full width of a lot, the depth of which shall be the minimum horizontal distance between the rear lot line and a line parallel thereto through the nearest point of the principal structure. This yard is opposite the street yard or one of the street yards on a corner lot. Where two side lot lines narrow to the point that the rear lot line is less than ten feet in length, then for purposes of measuring the rear setback, the rear lot line shall be considered a line ten feet in length between the side lot lines as parallel as possible to the street frontage.”

This definition references a condition where the rear yard narrows to 10 feet or less in length. The proposed subdivision does not have this situation, but we see from this definition that the Village Code acknowledges that rear lot lines may have widths that are less than the lot width stated in the zoning district. This definition supports the characteristics present in the proposed curvilinear subdivision.

- The zoning districts proposed in this subdivision are: R-1 Single-Family Medium Lot Residential District on the western majority of the site and R-5 Low Density Multi-Family Residential District along the eastern perimeter. **The proposed subdivision meets the required minimum lot widths for every lot, measured along the front building setback line. The proposed subdivision also conforms the minimum lot size and setback requirements of the zoning code.**
- The Village's Land Division Ordinance (Chapter 45) includes additional provisions that guide and influence the subdivision of land. The proposed subdivision conforms to the general intent of the Land Division Ordinance; through this we request that the Village support the justifications provided on how the various provisions are accommodated in the subdivision.
 - Sec. 45-21 provides the following definition: “*Lot width*. The width of a parcel of land measured at the setback line.” **The lot widths in the proposed subdivision meet the zoning requirements when measured at the front setback line.**

- Sec. 45-113(b) Cul-de-sac streets requires a 120' diameter right-of-way and 45-foot radius pavement area. **The proposed cul-de-sac meets and exceeds this, providing a 150' diameter right-of-way and 58-foot radius on the paved area. The proposed cul-de-sac provides the benefits of a loop, allowing for a larger radius and central landscape area, which provide better emergency vehicle accessibility and improved snow removal operations, all beneficial to the Village and its residents.**

- Sec. 45-116 provides a variety of definitions for a lot, including:
 - (a) *In general.* The size, shape, and orientation of lots shall be appropriate for the location of the subdivision, and for the type of development and use contemplated. The lots should be designed to provide an aesthetically pleasing building site and a proper architectural setting for the buildings contemplated.
The size, shape and orientation of the proposed lots provide ideal homesites with proper relationships to the road and adjacent homes.

 - (b) *Side lot lines.* Side lot lines shall be at right angles to straight street lines or radial to curved street lines on which the lots face. Lot lines shall follow municipal boundary lines rather than cross them.
The side lot lines are established to provide aesthetically pleasing and desirable building sites. In some cases, to accomplish this the side lot line is not exactly radial to the curved street lines, as shown on the plat.

 - (c) *Access.* Every lot shall front or abut on a public street for the required distance for the district in which it is located.
To accomplish the lot size, shape, and orientation desired in 45-116(a), the lot widths around the cul-de-sac bulb are based on the R-1 lot width of 100' at the front setback line. The subdivision design does not apply this as 100' of public street frontage around a cul-de-sac, since this would result in >170' lot width at the front setback, creating irregularly sized and shaped lots. Instead, the subdivision proposes to provide >100' of lot width at the front setback and define the location of the driveways for cul-de-sac lots. All other lots provide the zoning required lot width along the street frontage.

 - (d) *Area and dimensions.* The area and dimensions of all lots shall conform to the requirements of the village zoning ordinance.
All proposed lots: a) meet the area requirements of the zoning ordinance; and b) meet the lot width requirements (R-1 = 100' min/120' corner) at the front setback line, providing an appropriate building envelope area.

 - (e) *Depth.* Lots shall meet the minimum depth requirements for the district in which they are located. Excessive depth in relation to width shall be avoided and a proportion of two to one (2:1) shall be considered a desirable ratio under normal conditions.
All lots have appropriate depth to accommodate the desired building envelope and provide an ideal yard.

Staff Review

Engineering	Please see correspondence from R-M attached.
Public Works	No concerns at this time.
Utilities	No concerns at this time.
Police	No concerns at this time.
Fire	No concerns at this time.
Building Inspection	No concerns at this time.
Planning	• Planning Staff recommends that the Primarily plat be approved subject to no objection from Southeastern Wisconsin Planning Commission (SEWRPC) or Waukesha County Parks and Land Use.

Action

Staff recommends the Planning Commission recommend to the Village Board rescind and adopted the following:

To: Recommend to the Village Board to rescind Resolution 2018-024 for a preliminary plat for Bielinski Homes, Inc. and adopt Resolution 2021-084 for a preliminary plat for Bielinski Homes, Inc. for the Chapman Farms Subdivision.

Staff recommends to the Village Board to rescind and adopted the following:

To: Recommend rescinding Resolution 2018-024 for a preliminary plat for Bielinski Homes, Inc. and adopt Resolution 2021-084 for a preliminary plat for Bielinski Homes, Inc. for the Chapman Farms Subdivision.

The Planning Commission does not need to act upon the Amendments to the Development Agreements, Stormwater Maintenance Agreement or the Preliminary Stormwater maintenance Plan.

The Village Board will need to act by adoption of resolutions regarding the two amendments to the two development agreements.

To: Recommend to the Village Board adopt Resolution 2021 -085 for an amendment to a developer's agreement for Phase 1 of the Chapman Farms Subdivision and adopt a Resolution 2021-086 for an amendment to a developer's agreement for Phase 2 of the Chapman Farms Subdivision.

The Village Board will need to act by simple motion for approval of the Stormwater Maintenance Agreement or the Preliminary Stormwater Maintenance Plan.

To: Approve the Stormwater Maintenance Agreement or the Preliminary Stormwater Maintenance Plan.

Attachments

1. Maps
2. Correspondence from R-M
3. Preliminary Plat



Village of Mukwonago GIS

Aerial Photo

DISCLAIMER: The Village of Mukwonago does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 667'

VILLAGE OF MUKWONAGO

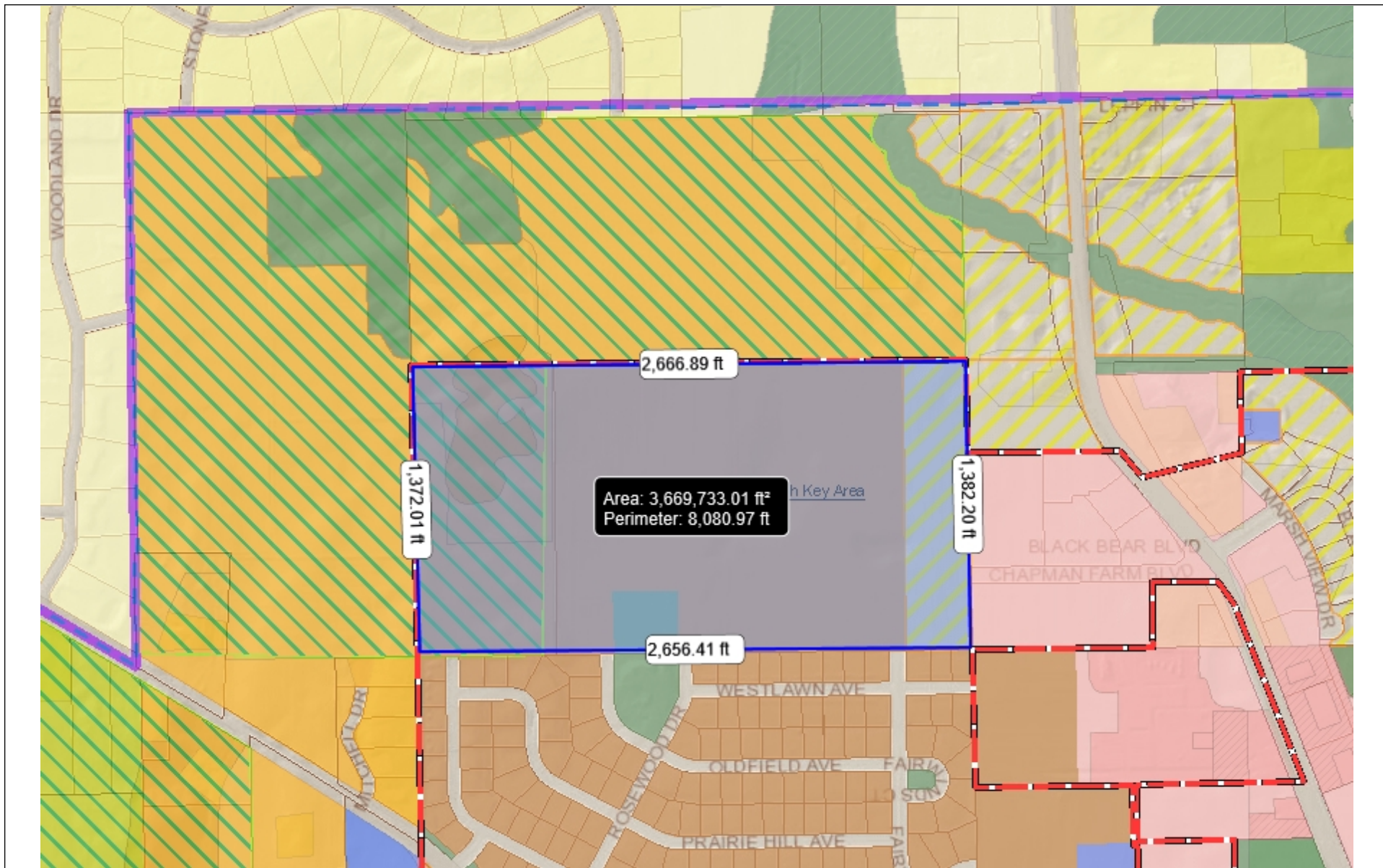
440 River Crest Court

PO Box 206

Mukwonago, WI 53149

262-363-6420

Print Date: 9/16/2021



Village of Mukwonago GIS

Land Use

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SCALE: 1" = 667'

VILLAGE OF MUKWONAGO

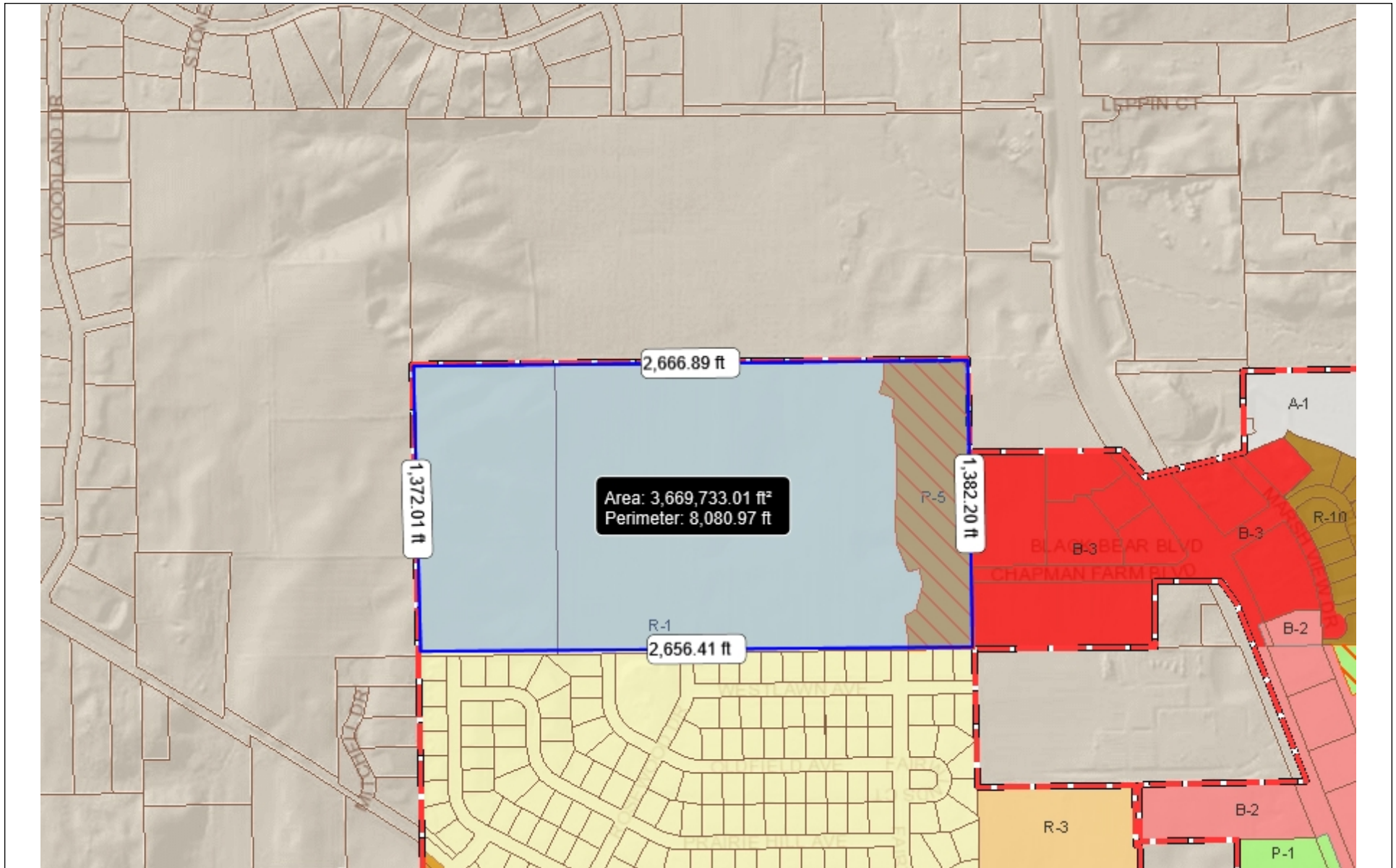
440 River Crest Court

PO Box 206

Mukwonago, WI 53149

262-363-6420

Print Date: 9/16/2021



Village of Mukwonago GIS

Zoning

DISCLAIMER: The Village of Mukwonago does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



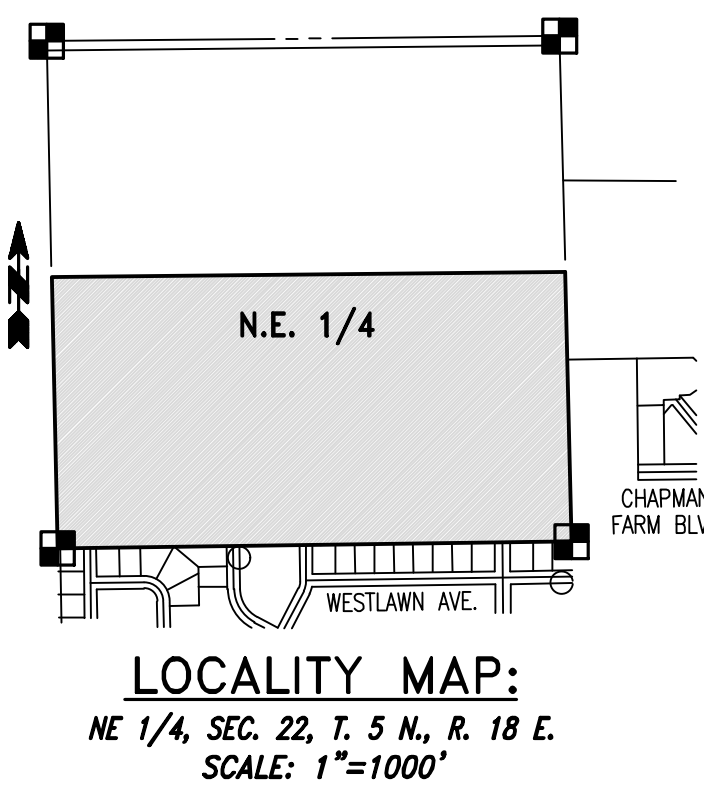
SCALE: 1" = 667'

VILLAGE OF MUKWONAGO
440 River Crest Court
PO Box 206
Mukwonago, WI 53149
262-363-6420

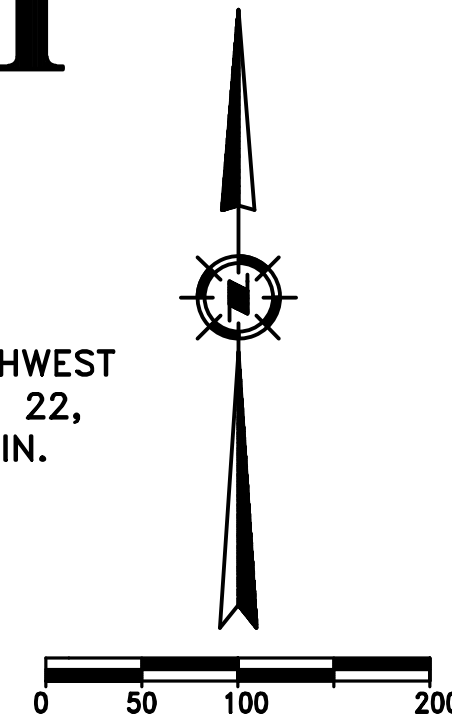
Print Date: 9/16/2021

Those areas identified as WETLAND on this Plat shall be subject to the following restrictions:

1. Grading, filling and removal of topsoil or other earthen materials are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Wisconsin County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
2. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that invasive, dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the municipality in which this land is located and, if applicable, the Wisconsin County Department of Parks and Land Use-Planning and Zoning Division. Silvicultural thinning upon the recommendation of a forester or naturalist and with approval from the municipality in which this land is located and, if applicable, the Wisconsin County Department of Parks and Land Use-Planning and Zoning Division shall also be permitted. The removal of any vegetative cover that is necessitated to provide access or service to an approved residential or commercial site shall be permitted when the access or service cannot be located outside of the Woods/Wetland areas and with approval from the municipality in which this land is located and, if applicable, the Wisconsin County Department of Parks and Land Use-Planning and Zoning Division.
3. Grazing by domesticated animals, i.e., horses, cows, etc., is prohibited within the Woods/Wetland areas.
4. The introduction of plant material not indigenous to the existing environment is prohibited.
5. Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Wisconsin County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
6. The construction of buildings is prohibited.



BEING A REDIVISION OF OUTLOTS 1 AND 2 OF C.S.M. NO. 11755, LOCATED IN A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWN 5 NORTH, RANGE 18 EAST, IN THE VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.



Total Area =	86.5885 acres
Total # Units =	172 units

<u>Chapman Farms Subdivision</u>	
<u>R-1 Single Family Area = 73.67 acres</u>	
Total Lots =	124 lots
Density =	1.68 lots/acre

The Villas at Chapman Farms Condominium
R-5 Multi-Family Area = 11.05 acres
 Total Area (excl ROW) = 9.63 acres
 Total Units = 48 units
 (24 buildings)

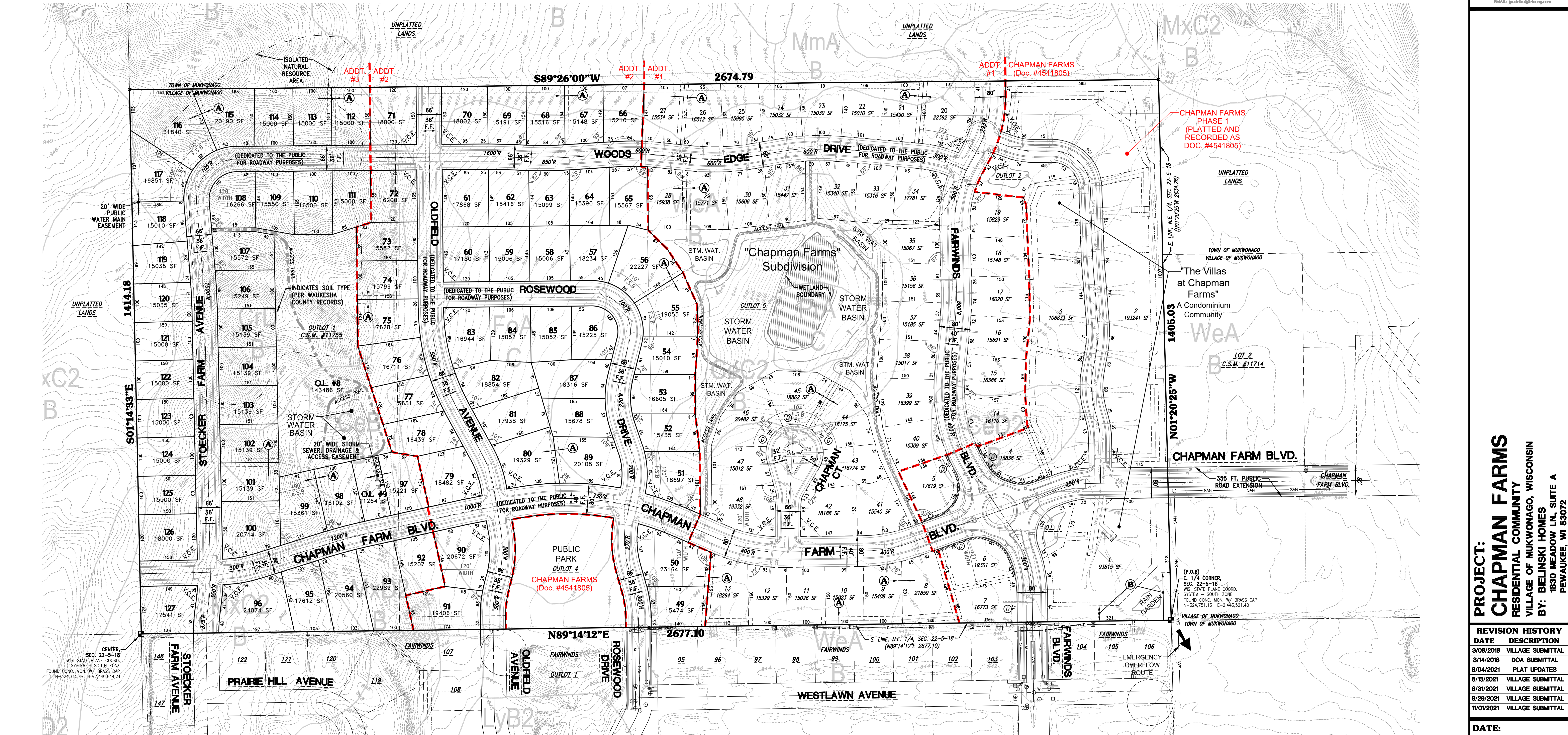
Density =	4.98 units/acre
Total Green Space =	60% of lot area

- Public Park Area = 1.87 acres
- Storm water on Lot 1 and Outlots 1, 2, 5 and 8

Lots containing side lot lines which are not perpendicular to right-of-way due to road curvature and parcel configuration;
 Lots 5, 8, 9, 12-15, 19, 24, 25, 28-33, 35-38, 41-43, 46-55, 62-69, 76-83, 86-91, 94-96, 98-100, and 106-108.

Lots which do not meet the minimum width at the right-of-way line due to road curvature and parcel configuration. These lots meet the minimum width at the front setback and/or as dimensioned on the plat.

65	INDICATES PROPOSED LOT NUMBER
15667 SF	INDICATES PROPOSED LOT AREA
28	INDICATES EXISTING LOT NUMBER
1038 SF	INDICATES EXISTING LOT AREA
100	INDICATES LOT DIMENSION
_____	INDICATES PROPOSED LOT LINE
_____	INDICATES EXISTING LOT LINE
_____	INDICATES EXISTING WATERMAIN
_____	INDICATES PROPOSED WATERMAIN
_____	INDICATES EXISTING SANITARY SEWER
_____	INDICATES PROPOSED SANITARY SEWER
_____	INDICATES EXISTING STORM SEWER
_____	INDICATES PROPOSED STORM SEWER
700	INDICATES EXISTING CONTOUR



1. Tax Key No's. MUKY1957001001, MUKY1957001010, MUKY1957997001, MUKY1957004, MUKY1957005, MUKY1957006, MUKY1957007, MUKY1957010, MUKY1957011.
2. Development contains approximately 86,5885 Acres.
3. Subdivision contains 124 Single Family Lots.
4. R-5 Multi-Family area (Lots 1, 2 & 3) contain 24 Condominium Bldgs (48 total units).
5. All lots to be served by Sanitary Sewer and Watermain.
6. Public Roads to have Concrete Curb and Gutter, Asphalt Pavement with Storm Sewer.
7. Outlot 4 has been dedicated to the Village of Mukwonago for Public Park purposes.
8. Outlot 7 contains Chapman Court cul-de-sac island.
9. Outlot 8 contains Wooded Areas and Stormwater Management Facilities which shall be owned and maintained as described in Notes 10 & 11 herein.
10. Outlot 9 may contain a water pressure booster station.
11. The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in the outlots (excluding Outlot 4 as stated in Note 7) above of this Subdivision. Mukwonago shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot within the Subdivision by reason of tax delinquency.
12. Stormwater Management Facilities are located on Outlots 1, 2, 5 and 8 of this Subdivision. The Owners of the residential Lots within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities within this Subdivision. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision.
13. Outlots 3 and 6 were replatted with Additions to the original Plat and therefore no longer exist.

Wetland boundaries shown herein were delineated by Stantec in November 2017.

All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the South line of the N.E. 1/4 of Section 22, Town 5 North, Range 18 East, bears North 89°14'12" East.

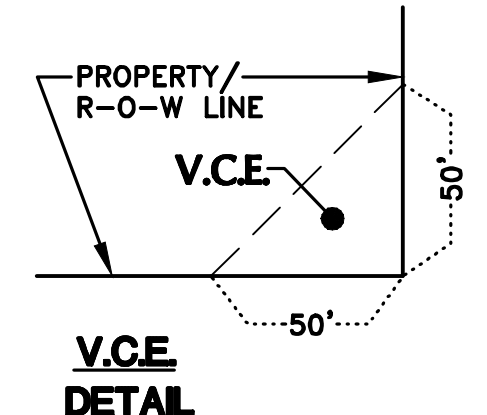
All elevations are referenced to the National Geodetic Vertical Datum of 1929 via a ground survey by Trio Engineering, LLC. and Waukesha County GIS topographic data.

- State of Wisconsin, Department of Administration
- Waukesha County, Department of Parks and Land Use

- Village of Mukwongga

Although all Lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 235 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be sufficient to withstand the possible problems associated with saturated soil conditions, whether in walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

Corner lots as shown on this plat are subject to a Vision Corner Easement in that no structure or improvements of any kind is permitted within the Vision Corner. No vegetation (except trees) shall exceed a maximum height of 30 inches, as measured from the road edge to the top of the vegetation. In the location designated as the vision corner. Trees in the vision corner shall be trimmed to a height of 60 inches, as measured from the road edge to the bottom branches, to allow for a clear view of oncoming traffic.



TRIO ENGINEERING, LLC
4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WISCONSIN 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481

BIELINSKI HOMES
1830 MEADOW LN. SUITE A
PEWAUKEE, WISCONSIN 53072
PHONE: (262) 548-5570

I hereby certify that this preliminary plat is a correct representative of all existing land divisions and features and that I have fully complied with the provisions of the subdivision and platting code of the Village of Mukwonago.

Date: 03-08-18
 Revised: 03-14-18
 Revised: 08-04-21
 Revised: 08-13-21
 Revised: 08-31-21
 Revised: 09-29-21
 Revised: 11-01-21


 Grady L. Gosser, R.L.S.
 Registered Land Surveyor S-2972

Grady L. Gosser, R.L.S.
Registered Land Surveyor S-2972

REVISION HISTORY	
DATE	DESCRIPTION
3/08/2018	VILLAGE SUBMITTAL
3/14/2018	DOA SUBMITTAL
8/04/2021	PLAT UPDATES
8/13/2021	VILLAGE SUBMITTAL
8/31/2021	VILLAGE SUBMITTAL
9/29/2021	VILLAGE SUBMITTAL
11/01/2021	VILLAGE SUBMITTAL

DATE:
NOVEMBER 1, 2021

JOB NUMBER:
14023-02

**PRELIMINARY
PLAT**

SHEET

1 OF 1

November 18th, 2021

Via Email

Village of Mukwonago
Plan Commission
440 River Crest Court
Mukwonago, WI 53149

Attention: John Fellows – Community Planner

Re: Chapman Farms Preliminary Plat – Design Justification

Dear John & Plan Commission:

The Chapman Farms Preliminary Plat proposes to create a very desirable subdivision in the Village of Mukwonago, blending curvilinear streets and a strategically located cul-de-sac with traditional subdivision elements to produce ideal homesites throughout. This style of development promotes the benefits of:

- Safety and tranquility through the road pattern;
- Reduced speeds on roads;
- Land use efficiency;
- Effective and understandable road connectivity;
- Visual appeal along the public road corridor;
- Integration of open space;

The Village Code is generally structured towards traditional road and block layouts. Through this letter we will describe how the proposed subdivision substantially conforms to the intentions of the Village Code, while also providing justification for certain elements that make this subdivision more appealing. Through this we are requesting your approval that the layout and development plan is desirable and appropriate to the Village. More specifically, we are requesting that the Village concur with: 1) Lot width being measured at the front setback line, given that wherever the front lot line is less than the zoning lot width the driveway location will be pre-determined (e.g., on the cul-de-sac and roundabout, as shown on the Preliminary Plat); and 2) Side lot lines should be established to create a uniform and/or desirable building envelope and not strictly based on being radial to the street.

Per Section 45-22 of the Municipal Code of the Village of Mukwonago, Bielinski requests that the Village allow for the lot lines and lot frontages as shown on the submitted plat based on the following:

- a. *Exceptional circumstances.* The proposed subdivision assimilates an existing lowland kettle into the center of the development. The shape of this kettle and its associated topography influence the curvilinear road and lot pattern.

This kettle provides a regional storm water benefit and is a circumstance unique to this development.

- b. *Preservation of property rights.* The central kettle area receives storm water runoff from western offsite areas and has been designed to provide 100% infiltration. Preserving this and integrating it into the subdivision preserves property rights for both upslope and downslope areas. The curving streets are an inherent part of integrating this existing kettle. They are also a means to provide a safe and tranquil subdivision while accommodating collector streets through the subdivision. Allowing non-radial side lot lines and measuring the lot width at the front setback (instead of at the lot line) allows for curving streets while creating desirable lot shapes.
- c. *Absence of detriment.* The lots as shown provide for a uniform lot size, uniform shape/dimension and consistent home layout, all of which are very important when laying out neighborhoods. The non-radial component allows the road layout to have soft curves and the geometry proposed at Chapman Farms without having atypical or irregular lot shapes. The lots on the cul-de-sac will still have 100 feet of frontage at the front building setback line. The proposed layout will not be of any detriment to adjacent properties and overall creates a more desirable flow than a standard grid pattern that would occur otherwise.

The following provides additional information related to the proposed subdivision's general conformance to the Village Code:

- The subdivision substantially conforms to Chapter 100 Zoning requirements. Section 100-29 of Village Code includes definitions that pertain to subdivision design, including:
"Lot Width. The width of a parcel of land measured between the intersection of the two side lot lines and the right-of-way, measured along the chord. Where the lot width narrows toward the rear yard, the lot width shall be measured at the building setback line between the two side lot lines, measured along the chord. On corner lots, the smallest frontage shall be deemed the lot width, and no side or rear lot line shall be less than the required lot width."

The lot width at the front building setback line meets zoning requirements for all lots in the proposed subdivision. Through this an appropriate building envelope is provided on every lot. The generic building pad shown on every lot visually confirms this to be true.

"Rear Yard. A yard extending across the full width of a lot, the depth of which shall be the minimum horizontal distance between the rear lot line and a line parallel thereto through the nearest point of the principal structure. This yard is opposite the street yard or one of the street yards on a corner lot. Where two side lot lines narrow to the point that the rear lot line is less than ten feet in length, then for purposes of measuring the rear setback, the rear lot line shall be considered a line ten feet in length between the side lot lines as parallel as possible to the street frontage."

This definition references a condition where the rear yard narrows to 10 feet or less in length. The proposed subdivision does not have this situation, but we see from this definition that the Village Code acknowledges that rear lot lines may have widths that are less than the

lot width stated in the zoning district. This definition supports the characteristics present in the proposed curvilinear subdivision.

- The zoning districts proposed in this subdivision are: R-1 Single-Family Medium Lot Residential District on the western majority of the site and R-5 Low Density Multi-Family Residential District along the eastern perimeter. **The proposed subdivision meets the required minimum lot widths for every lot, measured along the front building setback line. The proposed subdivision also conforms the minimum lot size and setback requirements of the zoning code.**
- The Village's Land Division Ordinance (Chapter 45) includes additional provisions that guide and influence the subdivision of land. The proposed subdivision conforms to the general intent of the Land Division Ordinance; through this we request that the Village support the justifications provided on how the various provisions are accommodated in the subdivision.
 - Sec. 45-21 provides the following definition: "*Lot width*. The width of a parcel of land measured at the setback line." **The lot widths in the proposed subdivision meet the zoning requirements when measured at the front setback line.**
 - Sec. 45-113(b) Cul-de-sac streets requires a 120' diameter right-of-way and 45-foot radius pavement area. **The proposed cul-de-sac meets and exceeds this, providing a 150' diameter right-of-way and 58-foot radius on the paved area. The proposed cul-de-sac provides the benefits of a loop, allowing for a larger radius and central landscape area, which provide better emergency vehicle accessibility and improved snow removal operations, all beneficial to the Village and its residents.**
 - Sec. 45-116 provides a variety of definitions for a lot, including:
 - (a) *In general*. The size, shape, and orientation of lots shall be appropriate for the location of the subdivision, and for the type of development and use contemplated. The lots should be designed to provide an aesthetically pleasing building site and a proper architectural setting for the buildings contemplated.
The size, shape and orientation of the proposed lots provide ideal homesites with proper relationships to the road and adjacent homes.
 - (b) *Side lot lines*. Side lot lines shall be at right angles to straight street lines or radial to curved street lines on which the lots face. Lot lines shall follow municipal boundary lines rather than cross them.
The side lot lines are established to provide aesthetically pleasing and desirable building sites. In some cases, to accomplish this the side lot line is not exactly radial to the curved street lines, as shown on the plat.
 - (c) *Access*. Every lot shall front or abut on a public street for the required distance for the district in which it is located.

To accomplish the lot size, shape, and orientation desired in 45-116(a), the lot widths around the cul-de-sac bulb are based on the R-1 lot width of 100' at the front setback line. *The subdivision design does not apply this as 100' of public street frontage around a cul-de-sac, since this would result in >170' lot width at the front setback, creating irregularly sized and shaped lots.* Instead, the subdivision proposes to provide >100' of lot width at the front setback and define the location of the driveways for cul-de-sac lots. All other lots provide the zoning required lot width along the street frontage.

- (d) *Area and dimensions.* The area and dimensions of all lots shall conform to the requirements of the village zoning ordinance.

All proposed lots: a) meet the area requirements of the zoning ordinance; and b) meet the lot width requirements (R-1 = 100' min/120' corner) at the front setback line, providing an appropriate building envelope area.

- (e) *Depth.* Lots shall meet the minimum depth requirements for the district in which they are located. Excessive depth in relation to width shall be avoided and a proportion of two to one (2:1) shall be considered a desirable ratio under normal conditions.

All lots have appropriate depth to accommodate the desired building envelope and provide an ideal yard.

Please review the Preliminary Plat with this background, justification and request in mind and let me know if there are any further questions or comments.

Sincerely,

John Donovan
Development Manager

cc: Diana Dykstra, Village Clerk-Treasurer

**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

RESOLUTION NO. 2021-84

**RESOLUTION APPROVING THE RESCINDING OF RESOLUTION
2018-024 AND THE ADOPTION OF A PRELIMINARY PLAT OF
CHAPMAN FARMS BIELINSKI HOMES, LLC**

Whereas, pursuant to Chapter 45 of the Municipal Code, known as the Land Division Ordinance, an application for a Preliminary Plat of Subdivision for the vacant 64.5-acre property located immediately north of the Fairwinds Subdivision, in the Village of Mukwonago, was approved by on April 18, 2018 as a Preliminary Plat for Chapman Farms, and

Whereas, pursuant to Chapter 45 of the Municipal Code, known as the Land Division Ordinance, Bielinski Homes has requested the Preliminary Plat approved on April 18, 2021 be rescinded to allow for the addition of an additional 21.99 acres and the Village approve a new preliminary plat for the entirety of the 86.49 located immediately north of the Fairwinds Subdivision, in the Village of Mukwonago, and

WHEREAS, pursuant to Chapter 45 of the Municipal Code, known as the Land Division Ordinance, an application was submitted by Bielinski Homes as contract purchaser of the 21.99 acre property from the Michael A Chapman Descents' Trust Laurie G Chapman Descendants' Trust et al, and Bielinski Homes Inc, and Village of Mukwonago owners of the 64.5 acres within a preliminary plat approved on April 18, 2018 has requested a new preliminary plat, and

WHEREAS, adoption of this resolution will rescind resolution 2018-024 and approve a new preliminary plat for 86.49 acres, and

WHEREAS, resolution 2019-004 approving a final plat of Chapman Farms Subdivision for a 7 lot and 4 out lot final plat prepared by Grady L. Gosser, Land Surveyor dated December 6, 2018 shall remain as approved on January 19, 2019 ("Phase I Final Plat Resolution"), and

WHEREAS, the Preliminary Plat of Subdivision prepared by Trio Engineering date November 1, 2021 has been reviewed and recommended by the Village Plan Commission.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of

Mukwonago, Wisconsin hereby approves the Preliminary Plat of Chapman Farms submitted by Bielinski Homes dated November 1, 2021.

NOW, THEREFORE, BE IT FURTHER RESOLVED approval of final plat(s) or Certified Survey Map(s) shall be subject to the following conditions:

1. The Preliminary Plat of Chapman Farms, submitted by Bielinski Homes (hereinafter, "applicant"), is a proposed 127 lot and 9 outlot subdivision. At the time of consideration and approval of the preliminary plat, Lots 1, 2, and 3 have the Village of Mukwonago assigned zoning of R-5, Low Density Multi-Family, with a maximum multi-family dwelling unit density of five dwelling units per acre. Lots 4 through 127, including Outlots 1 through 9, have Village of Mukwonago assigned zoning of R-1, Single-Family Medium Lot Residential District, with a minimum lot size of 15,000 square feet.
2. The Preliminary Plat of Chapman Farms submitted by the applicant is approved by the Village of Mukwonago Board, subject to the following:
 - a. The Preliminary Plat of Chapman Farms, dated November 1, 2021, prepared by Trio Engineering.
 - b. Conditions of approval from the State of Wisconsin and Waukesha County.
 - c. Condition of approval from the South Eastern Wisconsin Regional Planning Commission.
 - d. Submittal of a wetland delineation certified by the Wisconsin Department of Natural Resources or completed by an assured wetland delineator certified by the Wisconsin Department of Natural Resources.
 - e. Submittal of a soil test report in reference to meeting the requirements of the Village of Mukwonago Storm Water Management and Erosion Control regulations.
 - f. The layout of proposed access and residential structures shown on Lots 1, 2, and 3 of the preliminary plat are included in this approval and were part of the approval of the Phase I Final Plat Resolution. The Final Plat that was the subject of the Phase I Final Plat Resolution was recorded with the Waukesha County Register of Deeds on December 22, 2020 as Document No. 4541805 ("Phase I Final Plat")
 - g. Should information provided by Conditions 2c and or 2d change

the layout of lots and/or streets of the preliminary plat, a new preliminary plat shall be submitted for approval.

3. Submittal of a final plat including Lot 2 and 3 shall include a dedicated public street with a 60-foot width extending between the south and northwest ends of Lot 2 and 3. The Phase I Final Plat Resolution and the Phase I Final Plat included such dedication and such dedication is deemed complete.
4. Submittal for final plat approval may include platting of the entire preliminary plat or a portion of the preliminary plat.
5. Nonetheless, the initial final plat submittal(s) included the following:
 - a. The dedication and improvement of Chapman Farm Boulevard a distance of at least 180 feet west of the intersection of the centerlines with Fairwinds Boulevard, which improvement shall occur during construction of phase one public improvements and which shall be completed before phase one is completed.
 - b. The dedication and improvement of Fairwinds Boulevard a distance of at least 180 feet north of the intersection of the centerlines with Chapman Farm Boulevard, which improvement shall occur during construction of phase one public improvements and which shall be completed before phase one is completed.
 - c. The Chapman Farm Boulevard and Fairwinds Boulevard intersection shall be improved with a roundabout, with design approved by the Village of Mukwonago. Driveways for access to Lots 4, 5 and 6 of the preliminary plat shall be specified on the final plat. Final design of the roundabout may require an adjustment to the amount of dedicated right-of-way needed for the roundabout from the right-of-way provided on the preliminary plat.
 - d. Improvement of Chapman Farm Boulevard by Bielinski Homes, their successors or assigns, east of the subject preliminary plat approximately 355 feet, to provide a continuous connection between Chapman Farm Boulevard within this preliminary plat and State Trunk Highway 83. This improvement shall match the profile of Chapman Farm Boulevard and be subject to approval by the Village Engineer. Improvement shall mean full construction drawings,

including but not limited to water main, storm sewer, pavement with full curb and gutter, median, street lighting and street trees, including submittal of Village of Mukwonago approved Letter of Credit to ensure completion of the improvements

- e. The dedication of Outlot #4 to the Village of Mukwonago. Outlot #4 shall be graded and seeded by Bielinski Homes, as approved by the Village of Mukwonago, prior to dedication acceptance by the Village of Mukwonago.

All improvements and dedications required by this Section 5 were approved in the Phase I Final Plat Resolution and the Phase I Final Plat included the required dedications and said dedications are deemed complete. The improvements contemplated by this Section 5 are the subject of Development Agreements between the Village and Bielinski Homes.

- 6. A complete Storm Water Management and Erosion Control Plan for the entire area of the preliminary plat conforming to the requirements of the Village of Mukwonago Storm Water Management and Erosion Control regulations.
- 7. The complete Storm Water Management and Erosion Control Plan shall be accompanied by coordinated Storm Water Maintenance Agreements for each of the multiple family zoned and single family zoned areas. The agreements shall specify ownership of the outlots in which the storm water facilities will be located.
- 8. Submittal of the entire final plat, or the initial final plat and subsequent final plats, all implementing the approved preliminary plat, shall conform to all requirements of the Village of Mukwonago Land Division Ordinance, Standard Design Specifications, other applicable requirements of Village Municipal Code and conditions of approval of this preliminary plat.
- 9. Submittal of the entire final plat, or the initial final plat and subsequent final plats, all implementing the approved preliminary plat shall be accompanied by Homeowner Association Documents and Deed Restrictions to be reviewed by the Village of Mukwonago and a Developers Agreement to be approved by the Village of Mukwonago. Said Developers Agreement shall indicate Homeowner Association responsibility of maintenance of the Access Trails through Outlots 5, 8, and 9. Notwithstanding the foregoing, the Association shall not be required to remove snow from any portions of the Access Trails. Additionally, any portion of the Access Trail on

Outlot 9 that uses any driveway installed by the Village for its utility structure shall be maintained by the Village.

10. The preliminary plat shows sixty-three (63) lots (5, 8, 9, 12-15, 19, 24, 25, 28-33, 35-38, 41-43, 46-55, 62-69, 76-83, 86-91, 94-96, 98-100, 106-108) with side property lines that are not radial or perpendicular to the street centerline as required by the Land Division Ordinance. Pursuant to written justification submitted by the applicant dated November 18, 2021, on file in the office of the Village Zoning Administrator, the Plan Commission and Village Board approves the exception to allow the side property lines as presented on the approved preliminary plat, pursuant to Section 45-22, Exceptions and Modifications, of the Municipal Code.
11. The preliminary plat shows fourteen (14) corner lots (6, 20, 44, 45, 46, 48, 50, 51, 55, 56, 90, 108, 116 & 117) that do not comply with the Zoning Ordinance and Land Division Ordinance requirement of a full 120-foot lot width, as defined. Pursuant to written justification submitted by the applicant dated November 18, 2021, on file in the office of the Village Zoning Administrator, the Plan Commission and Village Board approves the exception to allow the narrower corner lots, pursuant to Section 45-22, Exceptions and Modifications, of the Municipal Code. Approval of the exception is subject to the final plat identifying the rear and interior side setbacks and the driveway locations of each corner lot, to maximize building envelope area, as approved by the Village Planner, who will consult with applicable Village staff. The exception with actions approved by the Village Planner shall be specifically listed within the Developer's Agreement of the applicable final plat.
12. The preliminary plat shows seven (7) lots (44, 45, 46, 55, 56, 76 & 77) that do not comply with the Zoning Ordinance and Land Division Ordinance requirement of a minimum 100-foot lot frontage at the front property line. Pursuant to written justification submitted by the applicant dated November 18, 2021 on file in the office of the Village Zoning Administrator, the Plan Commission and Village Board approves the exception to allow the narrower lot frontages, pursuant to Section 45-22, Exceptions and Modifications, of the Municipal Code. Approval of the exception is subject to the final plat identifying the driveway locations of each lot coordinated with location of utility location and other facilities within the right-of-way, as approved by the Village Planner, who will consult with applicable Village staff. The exception with actions approved by the Village Planner shall be specifically listed within the Developer's Agreement of the applicable final plat.

13. Chapman Court does not comply with the standard cul-de-sac dimensions as required by the Land Division Ordinance. Pursuant to written justification submitted by the applicant dated November 18, 2021 on file in the office of the Village Zoning Administrator, the Plan Commission and Village Board approves the exception to allow the non-standard cul-de-sac design, pursuant to Section 45-22, Exceptions and Modifications, of the Municipal Code. Approval of the exception is subject to the final plat identifying the cul-de-sac center island (Outlot 7) size and design plans of the cul-de-sac as approved by the Village Planner, who will consult with applicable Village staff. The exception with actions approved by the Village Planner shall be specifically listed within the Developer's Agreement of the applicable final plat, in addition to the requirement of Homeowner's Association documents specifying perpetual association maintenance of the cul-de-sac landscaping.
14. All street names shown on any final plat shall be approved by the Village of Mukwonago.
15. A conservation easement shall be placed over the Isolation Natural Resource area to remain undisturbed on Outlot 8. The conservation easement shall be a part of the final plat and development agreement for these properties. The developer shall work with the planner and engineer to develop grading plans and development plans that minimize the impact of the Isolated Natural Resource Area on Outlot 8.
16. Outlot 9 shall be dedicated to the Village of Mukwonago for the use of Utility infrastructure. Any structure or improvement constructed on said Outlot 9 shall be done at the Village's expense. Bielinski Homes shall be permitted to provide architectural input and consulted on for any structure constructed on said Outlot 9 so that the structure has a residential appearance.
17. An easement shall be provided for trail access through Outlot 9 to Outlot 8. This easement shall be dedicated to the Homeowners Association.
18. Access Trails shall be provided through Outlot 5 and Outlot 8, with ownership to remain with the Homeowners Association, construction details shall be coordinated through a development agreement.
19. Any assignment of development rights by applicant to another entity shall comply with all conditions of approval.

NOW THEREFORE BE IT RESOLVED, that the Village of Mukwonago,
Approved an Adopted this 15th day of December, 2021 by the Village Board of the Village
of Mukwonago, Wisconsin.

APPROVED:

ATTESTATION:

Fred H. Winchowky, Village President

Diana Dykstra, MMC
Village Clerk-Treasurer



PLANNING COMMISSION

December 14, 2021 at 6:30pm

Mukwonago, WI

SITE PLAN AND ARCHITECTURAL REVIEW

809 S Rochester Street

Parcel Number: MUKV 2009-978-004

Case Summary

Parcel Data

Proposal:	Additional landscaping, north side of driveway
Applicant:	Carl Goede / Rivers Edge Car Wash
Request:	Site Plan and Architectural Review
	Additional landscaping
Staff Recommendation:	Approve with Conditions

Parcel Characteristics / Conditions

Acreage:	1.679
Current Use:	Car wash and quick lube
Proposed Use:	Car wash
Reason for Request:	Site modifications
Land Use Classification:	Low Intensity Commercial / Business
Zoning Classification:	B-2 General Business District
Census Tract:	2039.01

Site Plan and Architectural Review Request

Architectural	No modifications are planned for any buildings.
Site Modifications	Rivers Edge Car Wash is requesting approval for site modifications to the lawn area north of the north driveway. This landscaping will feature plantings, a waterfall, signage and an old truck / display
Utilities	No modifications at this time.
Stormwater Management	No modifications at this time.
Wetlands	None
Signage	Will be reviewed by staff per ordinance. Signage on plans is for illustrative purposes and has not been reviewed for compliance.
Parking	No modifications at this time.

Landscaping	Additional landscaping is proposed. See site plan.
Trash Enclosure	No modifications at this time.
Fencing	No modifications at this time.
Outdoor Lighting	No modifications at this time.
Misc. Performance Standards	None

Staff Review

Engineering	See letter from R-M
Public Works	No comment at this time.
Utilities	The property owner should be aware that private laterals are located in this general location and diggers hotline will need to mark the locations and care shall be taken with regard to the installation of the landscaping.
Police	No comment at this time.
Fire	No comment at this time.
Building Inspection	No comment at this time.
Planning	No comment at this time.

Recommendation

Site Plan and Architectural Review

Staff recommends the Planning Commission Approve a resolution for the Site Plan and Architectural Review, as set forth in the attached resolution.

1. Prior to any land disturbing activity, the applicant must submit a complete and final set of plans to the Village planner. All Village department heads must verify in writing whether they have approved the final plans within their purview. Any outstanding matters must be resolved to staff's satisfaction.
2. Prior to any land-disturbing activity, a pre-construction meeting must be held with the applicant's representatives and primary contractors, and Village department heads and representatives.
3. Prior to any land-disturbing activity, the applicant must reimburse the Village for any outstanding charges and establish an escrow account with the Village as may be required.
4. The applicant must obtain all required building permits within nine months of this date, and start construction within six months of the date of building permit issuance and continue in good faith to completion.
5. All work related to this project must comply with all project plans approved by the Village.
6. The developer must comply with all requirements related to impact fees imposed by the Village.
7. The developer shall comply with all parts of the Municipal Code as it relates to this project.
8. If the approved plans need to be revised to address any of the conditions of approval or to conform to Building and Fire Safety Codes, the Zoning Administrator and the Supervisor of Inspections are authorized to approve minor modifications so long as the overall project elements remain unchanged. If they determine that the revision is substantial, the plans must be submitted to the Plan Commission for review and approval.
9. The applicant applies for and receiving approval for all new signage.
10. The only exterior modification to the structure at this time shall be additional landscaping, as presented.

11. This site plan and architectural review is in addition to prior approvals and conditions.
12. Any future modification to the site such as modification of parking, lighting, grading, retaining walls, fences, etc. shall require Site Plan and Architectural Review.

Attachments

1. Maps
2. Plans
3. Resolution



RESOLUTION 2021-106

**RESOLUTION APPROVING SITE PLAN AND ARCHITECTURAL REVIEW
FOR CAR WASH; CARL GOEDE / RIVERS EDGE CAR WASH, APPLICANT;
809 S ROCHESTER STREET
MUKV 2009-978-004**

WHEREAS, pursuant to Section 100-601, and 100-153 of the Zoning Code, an application for a site plan and architectural review has been filed for the approval for building modifications which application was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application has been submitted by Carl Goede / Rivers Edge Car Wash

WHEREAS, the property owner is requesting approval to modify the site plan by adding additional landscaping and a fountain feature on the property.

WHEREAS, Carwashes and Oil change facilities are permitted within the B-2 General Business District with a conditional use in which the subject property is located, and

WHEREAS, the plan of operation and plans have been reviewed and recommended by the Village Plan Commission.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago, Wisconsin hereby approves the site plan and architectural review for a structure located at 809 S Rochester Street, based upon the plan of operation and plans submitted to the Village.

NOW, THEREFORE, BE IT FURTHER RESOLVED this site plan and architectural review approval shall be subject to the following conditions:

1. Prior to any land disturbing activity, the applicant must submit a complete and final set of plans to the Village planner. All Village department heads must verify in writing whether they have approved the final plans within their purview. Any outstanding matters must be resolved to staff's satisfaction.
2. Prior to any land-disturbing activity, a pre-construction meeting must be held with the applicant's representatives and primary contractors, and Village department heads and representatives.
3. Prior to any land-disturbing activity, the applicant must reimburse the Village for any outstanding charges and establish an escrow account with the Village as may be required.
4. The applicant must obtain all required building permits within nine months of this date, and start construction within six months of the date of building permit issuance and continue in good faith to completion.
5. All work related to this project must comply with all project plans approved by the Village.
6. The developer must comply with all requirements related to impact fees imposed by the Village.
7. The developer shall comply with all parts of the Municipal Code as it relates to this project.
8. If the approved plans need to be revised to address any of the conditions of approval or to conform to Building and Fire Safety Codes, the Zoning Administrator and the Supervisor of Inspections are authorized to approve minor modifications so long as the overall project elements remain unchanged. If they determine that the revision is substantial, the plans must be submitted to the Plan Commission for review and approval.
9. The applicant applies for and receiving approval for all new signage.
10. The only exterior modification to the structure at this time shall be additional landscaping, as presented.

Village of Mukwonago
Walworth and Waukesha Counties, State of Wisconsin

11. This site plan and architectural review is in addition to prior approvals and conditions.
12. Any future modification to the site such as modification of parking, lighting, grading, retaining walls, fences, etc. shall require Site Plan and Architectural Review.

NOW, THEREFORE, BE IT FURTHER RESOLVED the applicant, upon the approval of this site plan and architectural review shall agree to accept the same in writing.

Passed and dated this 15th day of December 2021.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Diana Dykstra, Village Clerk-Treasurer



Village of Mukwonago

440 River Crest Court, Mukwonago, Wisconsin 53149
www.villageofmukwonago.com | (262) 363-6420 | Fax: (262)363-6425

To: Planning Commission
From: John S. Fellows, Community Planner, Interim Economic Development Director
Regarding: Housing Study
Date: December 1, 2021

Planning Commission,

Attached you will find the Residential Market Analysis --- Strategy Panning Guidelines --- Mukwonago, Wisconsin prepared by Tracy Cross and Associates, Inc. Erik Doersching presented the report at the August 2021 Village Board Meeting. Many of you may be familiar with this document. Staff is presenting this information to the Planning Commission to allow you to consider this information prior to our discussing various zoning district changes with regard to the Zoning Code rewrite. We will be discussing districts in January and February of 2022.

As indicated in the report the "Village of Mukwonago is well suited for the introduction of new market rate residential development over the next 5+ years." The study looks in depth at housing types, housing format, and provides a discussion of how new and differentiated housing products fit in to the market of Mukwonago.

Residential Market Analysis
--- Strategy Planning Guidelines ---
Mukwonago, Wisconsin

Prepared on behalf of:

Village of Mukwonago
440 River Crest Ct.
Mukwonago, WI

August 10, 2021



TRACY CROSS & ASSOCIATES, INC.
REAL ESTATE MARKET ANALYSIS
1375 E. WOODFIELD ROAD, SUITE 520
SCHAUMBURG, IL 60173
t 847.925.5400 f 847.925.5415
www.tcrossinc.com



TRACY CROSS & ASSOCIATES, INC.

INTRODUCTION

At the request of the Village of Mukwonago, Tracy Cross & Associates, Inc. evaluated the market potential for residential development initiatives throughout Mukwonago, Wisconsin – a southwest suburb of Milwaukee. Specifically focusing upon new construction market rate housing opportunities throughout the municipality, this analysis establishes the following:

- ☐ Conclusions regarding the depth of the market for new housing development throughout Mukwonago based upon pertinent economic, demographic, and residential trends which define the marketplace.
- ☐ Conclusions regarding highest-and-best residential uses within the village over the next 5+ years. These conclusions are based upon factors associated with the location of Mukwonago, the depth of the market, demographic and socio-economic characteristics of existing and future households, and the alignment of residential developments, both existing and planned.
- ☐ Detailed recommendations regarding those conventional housing forms viewed to hold measurable market support near- to mid-term. Investigative uses range from multifamily rental apartments to all forms of for sale housing such as condominiums, townhomes/rowhomes, single family, etc. These recommendations address specific product types, plan styles/sizes, features/amenities, etc., along with benchmark rent/pricing strategies necessary to achieve acceptable levels of absorption. Please note that these recommendations will focus on all segments of the conventional market ranging from younger (entry level) profiles to active adult (55+) households.
- ☐ A detailed development matrix outlining the most marketable mix of residential uses in order to facilitate/inform future planning efforts, architecture, financial modeling, approvals, marketing, builder/developer participation, etc.
- ☐ A geographic positioning strategy for the introduction of new housing development in Mukwonago over the next 5+ years.

WORK PLAN

The work plan for this assignment involved a series of inter-related research investigations as outlined below:

- ☐ A thorough investigation of Mukwonago and surrounding areas to determine geographic boundaries of the local market area; identify factors which may impact residential potentials within the municipality; and examine areas that may be suitable for residential development.
- ☐ An analysis of all relevant employment, demographic and residential construction trends and statistics including an evaluation of key socio-economic variables of area households.
- ☐ An audit of selected new construction residential alignments in the defined market area in order to assess the competitive environment, together with a detailed evaluation of the existing home market.
- ☐ A case study evaluation of “like” residential initiatives throughout various markets of the Midwest in order to assess trends, products, performance levels, etc.

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THE REPORT

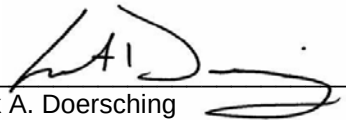
This report is divided into three sections which integrate economic, demographic, and competitive data. Of particular importance is **Section 1** which characterizes the village of Mukwonago and its environs and forwards detailed conclusions and recommendations regarding the highest and best residential development opportunities going forward. Not to be dismissed, however, are the remaining two sections which can be defined as *fundamentals*. **Section 2**, for instance, provides an outlook for future conventional housing demand in the market area based upon all demand-related variables, while **Section 3** presents a thorough analysis of the study area's conventional residential marketplace.

CERTIFICATION AND SIGNATURE

This analysis represents our objective and independent opinion regarding the market potential for future housing development within the village of Mukwonago as certified below:

TRACY CROSS & ASSOCIATES, INC.

An Illinois Corporation

By: 
Erik A. Doersching

Its: Executive Vice President and
Managing Partner

Date: August 10, 2021



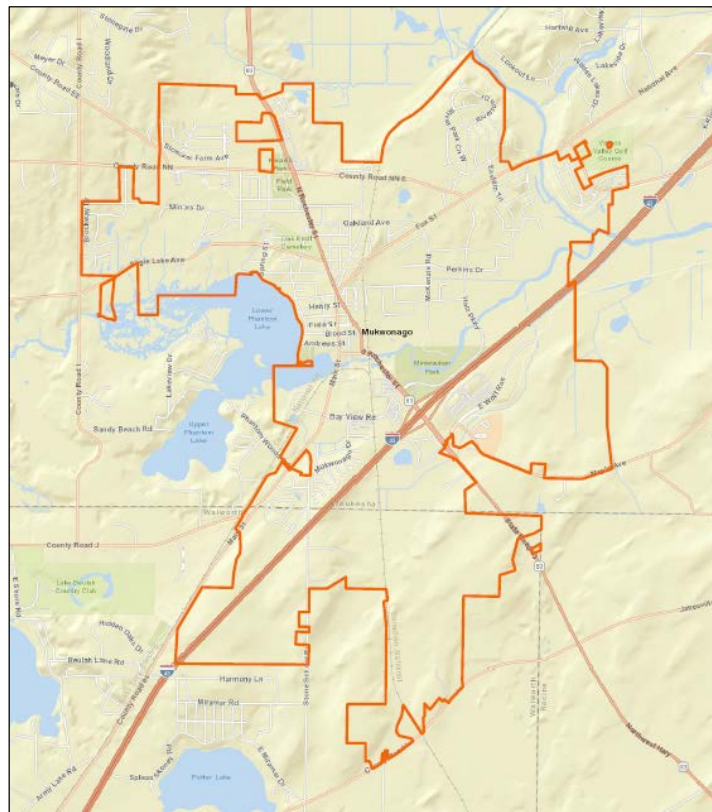


1. A FRAMEWORK FOR PLANNING

Mukwonago is a self-contained village in the southern reaches of the Milwaukee metropolitan region which maintains its own localized employment base, yet also represents a bedroom community serving employment centers outside of the immediate area. The average travel time to work for a Mukwonago resident currently stands at 25.5 minutes, yet 22 percent of all residents work locally.

The village of Mukwonago currently spans 8.11 square miles. It is enhanced by its alignment with Upper and Lower Phantom Lake(s), both of which are located along the municipality's western perimeter. Most of the village is located in Waukesha County, although a small portion extends into Walworth County. Mukwonago contains a current (2021) population base of 8,195 persons distributed among 3,232 households. Just outside the village limits to the north/northwest, the town of Mukwonago supports another 8,000+/- persons distributed among 2,800+/- households.

MUKWONAGO, WISCONSIN: VILLAGE BOUNDARIES



Source: Environics Analytics

Mukwonago is well-served by regional transportation systems, primarily Interstate 43, which is accessible within minutes from most points within the village. This major expressway, which connects with other Milwaukee area arterials to the north, facilitates movement throughout the Milwaukee region linking area residents with major sources of employment in both the southwest and western suburbs of Milwaukee, along with the city of Milwaukee including downtown Milwaukee 25 miles to the east/northeast and General Mitchell International Airport 22 miles to the east. Via I-43 and its connections with WI-64 six miles north of Mukwonago, employment centers in the Waukesha-Brookfield area (where close to 70,000 jobs are represented) are reachable within 20-25 minutes.

Mukwonago's own economic base is diversified including various professional and business services, financial institutions, local government and educational sectors, healthcare/insurance, commercial/retail, and manufacturing led by the presence of Aptar – a major employer servicing the energy industry and located within the Mukwonago Industrial Park. Also anchoring Mukwonago's economic base is the large-scale, state-of-the-art D.N. Greenwald Center (ProHealth Care) Hospital located along the south (east) side of I-43, just north (east) of WI-83 in the Gateway Center retail/commercial campus.



Equally important is the availability of *in-place* shopping facilities. Within minutes of most areas within the village, residents can find virtually all major retail categories and service providers ranging from grocery, gas, restaurants, convenience items to various “big box” venues such as Home Depot and Walmart Supercenter, which are also situated within the Gateway Center retail/commercial campus. Additionally, within the heart of Mukwonago is a small, but notable downtown business/shopping/dining district in and around the intersection of Main and Rochester streets, which provides an element of downtown/small town charm.

Mukwonago supports a highly regarded school system. At the primary level, students attend several different elementary schools, along with Park View Middle School. Among all primary facilities, student test scores are *above* state averages. Secondary education is provided by Mukwonago High School. Statistics available for the most recent school year indicated a total enrollment of just over 1,600 students. Here, too, student achievement scores were considerably higher than state averages. In fact, students at all Mukwonago schools recently recorded accountability scores that earned each of them either an “*Exceeds Expectations*” or “*Significantly Exceeds Expectations*” ranking from the Wisconsin Department of Public Instruction.



Largely due to an excellent school system, together with a strong park system, annual community events and festivals, and other ancillary support mechanisms, Mukwonago was recently recognized by the “Niche” rating system as an “A” community in Wisconsin to raise a family.

Residentially, the primary housing form throughout Mukwonago consists of single family detached homes, although for sale condominiums/duplexes/townhomes can be found in various locations, along with a number of rental apartment communities, several of which are newer – as will be discussed in later sections of this report. A full 66 percent of all housing units in Mukwonago reflect single family detached residences. Among all dwelling units, 56 percent of the housing stock was constructed prior to 1990, while the remaining 44 percent has been constructed over the last 30 years. Roughly 10 percent of the current housing stock in the village has been built since 2010 including various new single family homes, condominiums and apartment residences. Overall, the village's single family inventory ranges from vintage bungalows and Victorian/Georgian-style residences (some restored/some in need of improvement), primarily in and around the downtown area, to water-oriented homes along the Phantom Lakes, to semi-custom/custom homes in larger-lot subdivisions outside of the downtown area. Attached sector (condominium) communities and rental apartment developments scattered throughout the village consist of various product types (targeting multiple market segments), some with water-orientation and others without.

A SUMMARY OF FINDINGS

As discussed in detail in Sections 2 and 3 of this report, future residential development potentials in Mukwonago and surrounding areas are considered strong. In other words, the village of Mukwonago is *well suited* for the introduction new *market rate* residential development over the next 5+ years including additional rental apartments and various forms of conventional for sale housing. This favorable conclusion is based upon: 1) more than adequate demand support for a variety of new construction housing alternatives; 2) notable supply-side constraints; 3) an ample base of existing (and future) households with strong demographic profiles; 4) tightness (and certain disjointedness) in both the rental and for sale sectors of the market; 5) an excellent school system; 6) in-place employment, transportation, shopping/services, entertainment and recreation; and 7) the opportunity to introduce new and differentiated housing product in a market where such product is needed.

Overall, the village of Mukwonago is in a position to help guide future residential development efforts in a direction of discipline and insight as it relates to specific products that meet the demands of the market relative to unit types/styles, and most importantly, rent/price positioning.

A PLANNING STRATEGY – THE PRODUCT

With a housing market showing growth potential during the next several years, and especially considering the supply-side constraints that exist today, practically any *well designed and properly positioned* new conventional residential product form could be introduced within a number of areas throughout the municipality. However, from a strategic planning perspective, the following bullet-point summary provides specific product guidelines for establishing the most practical and marketable hierarchy of conventional housing within Mukwonago – to serve as a guide for future planning and implementation efforts as the village reviews various proposals and/or seeks development partners.

- ❑ Taking the lead from a number of successful apartment developments throughout the Midwest, including recent market entrants throughout the greater Milwaukee region, the village should give consideration to one of the most common southeastern Wisconsin mid- to higher-density density product forms, which would be appropriate for multiple locations within the core of the village, i.e., the three-over-parking design concept. The three-over parking concept, which consists of three residential floors over one level of structured parking, is not only widely accepted throughout various urban/suburban areas in the Midwest, but it represents a building configuration whereby one-to-one enclosed parking can be provided in an efficient and cost-effective manner, and at a strong density. Individual floorplans for the mid- to higher-density apartment program should be broad and varied ranging from small studio units starting around 450 square feet, extending through a variety of one- and two-bedroom alternatives, and ending with three-bedroom residences containing roughly 1,350 square feet.
- ❑ A broad mix of unit types and sizes for the mid- to higher-density apartments will allow this product to capture the full breadth of renter profiles with attentive focus directed toward Millennials, also known and Echo Boomers or Generation Y, along with Centennials, also known as Generation Z (i.e., younger singles and couples without children), together with empty-nesters and non-traditional households such as divorcees, middle-age singles, never-nested couples, singles living together as couples in a roommate condition, transitional families, etc. Overall, the pool of renters in and around Mukwonago continues to expand each year, and a broad continuum of floorplan alternatives within any mid- to higher-density apartment community will best serve the overall base of existing/future renter households.

- ❑ If elevated properly, the three-over-parking concept can exemplify tasteful, urban/suburban architecture, and be very complimentary to other development and/or redevelopment initiatives throughout the village. This product concept can also be combined with first floor retail space if offered within pedestrian-oriented areas.
- 
- ❑ For other portions of the village, primarily those characterized as more suburban environments, consideration should also be given to introducing a very specific garden-style “private entry” apartment product with a component of attached, direct-access garages. In this regard, one of the most successful garden-style developments in the Midwest (and in southeast Wisconsin) consists of a series of eight-unit buildings (each with four direct-access one-car garages) or 16-unit buildings (each with eight direct-access one-car garages). With just 50 percent direct-access garages suggested per structure, two different versions of the garden apartment building should be designed in order for each of the individual floorplans to be offered *with a direct access garage* in one of the two building types. By following this formula, each plan offering would have a 50 percent representation of direct-access one-car garages.
- 
- ❑ Like the mid- to higher-density apartment product, individual designs for the garden apartment product should be broad and varied consisting of one-, two- and three-bedroom options. Again, by offering a wide range of unit types and sizes, the garden development will also be in a position to capture the full spectrum of renter profiles.
- ❑ Mirroring the competitive marketplace as a whole, size increments between floorplans (for both the mid- to higher-density product and the garden-style apartments) should not exceed 150 square feet (and be narrower in most instances). This discipline will keep lease rate differentials between plans small and in concert with the gradual upward movement of household incomes.
- ❑ Complimenting the mid-density and garden-style apartment products throughout the village, and representing an architectural transition as needed, strong consideration should be given to the configuration of **for rent ranch villas/duplexes** (no basements) at various site locations. This lower-density market rate rental product will not only fill a void that exists in the market, but it will help offset the higher prices found among new construction condominium alternatives directed to the more mature, move-down consumer, i.e., empty-nester. One only has to look at the success of Redwood Apartment Neighborhoods in other areas of the Midwest to understand the desirability of this particular product line. While representing, primarily, an age-targeted (55+) idiom, it will not exclude other segments of the market that find this product form appealing, i.e., young families, etc.
- 

- ❑ Representing the first of five product lines in the “for sale” sector of the market, and in an effort to establish an overall hierarchy of ownership product starting with an alternative that should be able to achieve price points more in-line with the qualitative distribution of area incomes, is an efficiently designed mid-density **townhome/rowhome series (with stacked flats or condominiums)**. This product line would include two three-story plan types, each with two main living areas configured over an integral two-car garage and a finished lower level, along with a split-foyer or raised ranch unit and two stacked flats, all with two-car garages. Plan sizes for this series, which will average close to 1,550 square feet, should range from 1,250 to 1,650 square feet including finished lower levels for the three-story and split foyer plans. With rear-entry garages, individual buildings are generally designed to face one another, thus allowing for a small pedestrian greenway between buildings, or they can be configured fronting a street. Combined, the five individual plan offerings, which together reflect three separate and distinct generic product forms, are capable of attracting a broad range of buyer profiles, with attentive focus directed toward young singles and couples without children, couples in their initial stages of family formation, young families, and the more mature, move down (empty-nester) segment of the market. It is important to note that the two stacked flats, which together are 40' wide, are interchangeable with two three-story rowhome units, which are each 20' wide.



- ❑ Architecturally, the townhome/rowhome product line (with stacked flats) can support either a traditional elevation scheme, or it can command something more contemporary/urban oriented, i.e., at the builder's discretion and dependent upon site location within the village. Overall, this product line can achieve a density of 12-14 units per acre, thus allowing builders to distribute land and development costs across more units – in an attempt to bring prices down from the current representation of condominium products (i.e., luxury duplexes) that dot the landscape throughout the market.

- ❑ Representing an age-targeted alternative to the highly-stylized ranch duplex condominiums currently found in Mukwonago and elsewhere throughout the area, yet still directed toward the more mature, move-down home purchasers aged 55-74, a very efficient **attached ranch villa** for sale series is recommended. This product line, which could be configured in 3-, 4- or 5-unit buildings (duplexed only where necessary) would consist exclusively of single-level ranch plans, each with a front-load two-car garage and a small, but usable, back-yard or patio area. Ranging in size from 1,375 to 1,675 square feet, the average attached villa unit would carry 1,525 square feet of living space. These homes would be configured slab-on-grade, although certain lots could/should be designated to accommodate optional basements. While directed toward the move-down consumer or empty-nester, this product line would be capable of attracting other segments of the market as well. Ultimately, the goal of creating a villa product (as opposed to straight duplex buildings) would be to achieve a higher-density which, again, would allow costs to be distributed across more units – ultimately leading to more competitive prices.



- ❑ In the single family sector, and representing a departure from the current larger-lot semi-custom/custom home development currently represented among new developments in Mukwonago, would be an urban/suburban detached product line with rear-load garages. Representing a derivation of the neo-traditional planning concept, i.e. Traditional Neighborhood Development (TND), this single family series, ideally, would be comprised of two single-level

“ranch” plans, two traditional two-story units (with second floor master bedrooms) and one two-story unit with a first-floor master bedroom. Ranging in size from 1,500 to 1,900 square feet, and averaging roughly 1,700 square feet across the group, homes in this series should be approximately 30’-35’ wide configured on 40’-45’ wide homesites. This product lines would include partial basements (unfinished). In the northern suburbs of Indianapolis, this particular product line has been extremely successful as it has allowed new construction single family housing (through density and unit sizes) to meet a price point not seen among more traditional counterparts. Because of the escalation of new construction single family prices in and around Mukwonago, a similar strategy is warranted. The TND single family product line will be able to attract a broad spectrum of detached home purchasers including young childless married couples, couples in their initial stages of family formation, young families, and first-time move up families emanating from the local area resale market. And, with the incorporation of several ranch plans and two-story master-down designs, this program will be in a position to also appeal to the 55 and older empty-nester segment desirous of detached housing.



- ❑ The second single family product line should consist of a smaller-lot, more traditional single family series with front-access, two-car garages and unfinished basements. This product line should be comprised of two single-level “ranch” plans and four traditional two-story units. Ranging in size from 1,750 to 2,400 square feet, and averaging roughly 2,050 square feet across the group, homes in this program should be configured on 50’-55” wide homesites. This smaller lot sizes would, once again, assist in reducing costs, thus allowing for a more competitive price position. Together, the six single family plans will also appeal to a broad spectrum of single family home purchasers including young childless married couples, couples in their initial stages of family formation, and first- and second-time move up families. And, with the inclusion of two ranch plans on small low-maintenance lots, this series will appeal to the 55 and older empty-nester segment as well.



- ❑ With proper land planning and architecture, smaller single family lots can still provide for aesthetically appealing community orientation and, most importantly, at the price points not widely represented in the new construction single family sector of the market.



- ❑ The third single family product line for the village of Mukwonago going forward should consist of the typical larger-lot semi-custom/custom development that is already in full-swing in Mukwonago and the rest of southwest suburban Milwaukee. In other words, the Milwaukee area buyer is so familiar with larger-lot, new construction single family development, that this, too, should be included in Mukwonago's overall housing portfolio in generally the same fashion it is being done today. The caveat being, of course, is that modest absorption will continue to be observed given the higher price points that accompany this particular product line.

Individual home designs across all product lines, especially the first two single family series, should focus on providing fully functional and livable interiors with ample closeting/storage. For example, walk-in pantries should be included in select plans, along with full size laundry rooms with storage capabilities. In addition, a third car garage option should be made available for select detached plans if lots can accommodate.

Outdoor living space for each unit (within each product) is essential, but need not be extensive. Specifically, private balconies for both apartment series and the townhomes/rowhomes/flats will be sufficient, along with private courtyards/patios/backyard areas for the attached ranch villas and the single family homes.

MARKET POSITIONING

To capitalize on the suggested product opportunities for Mukwonago, and in order maximize marketability and absorption potentials near- to mid-term, while also giving full consideration to the influence of local area home values and household incomes, **Exhibits 1.1 through 1.7** provide details regarding individual plan criteria, rent levels/price points and absorption potentials, again to serve as a guide for planning and implementation efforts. When reviewing these exhibits, prototype total unit counts are presented simply to show the relationship between a likely development size and absorption potentials at that scale. Total unit counts will naturally fluctuate based upon site configuration.

In order to meet the market-driven benchmark rents and prices established for each of the suggested product series, individual floorplans should be very efficient and cost-effective to build with emphasis placed more on exteriors and unit features as opposed to complicated floorplans. Please understand, however, that by creating value-oriented production-type floorplans, we are not suggesting that Mukwonago minimize the quality upon which this community has been heading with its development/redevelopment efforts to date, nor is there implication that overall curb appeal be comprised. Referencing the latter, a strong use of colors *not materials* is but one example of how quality can be portrayed to the consumer. This has been accomplished in numerous communities throughout the U.S. with specific reference made to redevelopment efforts at Stapleton Airport in Denver, among others.

Please note that rents/prices noted for all product lines in Exhibits 1.1 through 1.7 have been *very carefully* established in order for each series to be competitively positioned both internal to Mukwonago and against neighboring communities. In other words, the rent/price differentials between the different product lines will allow each to function autonomously within the host municipality, yet also maintain the proper alignment with both new construction and existing alternatives elsewhere in the market. As but one example, the suggested mid- to higher-density and garden-style apartment prototypes have been competitively positioned against the newest developments in Mukwonago and other nearby municipalities (see **Exhibits 1.8 and 1.9**). Absorption estimates, in turn, reflect rates being achieved by "like" developments throughout the market of a similar scale. In addition, at suggested rents, the prototype apartment communities for Mukwonago, while priced competitively in the local market, will be positioned some 10-20 percent lower than heavy concentrations of new construction alternatives well to the north in highly populated areas like Brookfield and Wauwatosa. This differential is appropriate considering these areas are arguably some of the most desirable suburban renter destinations in the Milwaukee region, primarily because of their rather substantial employment bases. At this differential, Mukwonago will be in a position to continue inducing spillover to its location.

PRODUCT CRITERIA AND BENCHMARK RENTS: MID- TO HIGHER-DENSITY MARKET RATE RENTAL APARTMENTS
-- A 60-UNIT PROTOTYPE --
MUKWONAGO, WISCONSIN

1.1

Product Line Summary									
Product Form:		3 Residential Floors Over Structured Parking (w/Elevator)							
Total Units:		60+/-							
Enclosed Parking:		60+/-							
Average Plan Size (Sq. Ft.):		818							
Average Benchmark Base Monthly Rent (Floor 1 Only):		\$1,320							
Per Sq. Ft.:		\$1.61							
Average Benchmark Monthly Rent (All Floors):		\$1,330							
Per Sq. Ft.:		\$1.63							
Average Monthly Absorption Potential (In Units):		6.0							
									
Plan Detail									
Plan Designation	A	B	C-1	C-2	D	E-1	E-2	E-3	F
Percent Distribution	10	20	20	10	5	10	10	10	5
Plan Type	Studio	Junior 1BR	1BR	1BR	1BR Den	2BR	2BR	2BR	3BR
Bedroom/Bath Mix	--/1.0	1/1.0	1/1.0	1/1.0	1+Den/1.0	2/2.0	2/2.0	2/2.0	3/2.0
Unit Size (Sq. Ft.)	450	550	650	750	900	1,050	1,150	1,250	1,350
Benchmark Rent Per Floor: ⁽¹⁾									
Floor 3	\$915	\$1,030	\$1,145	\$1,260	\$1,435	\$1,610	\$1,725	\$1,840	\$1,955
Floor 2	\$905	\$1,020	\$1,135	\$1,250	\$1,425	\$1,600	\$1,715	\$1,830	\$1,945
Floor 1	\$895	\$1,010	\$1,125	\$1,240	\$1,415	\$1,590	\$1,705	\$1,820	\$1,935
Average:	\$905	\$1,020	\$1,135	\$1,250	\$1,425	\$1,600	\$1,715	\$1,830	\$1,945
Per Sq. Ft.:	\$2.01	\$1.85	\$1.75	\$1.67	\$1.58	\$1.52	\$1.49	\$1.46	\$1.44
Features and Amenities									
UNIT STANDARDS			KITCHEN FEATURES			BATH/POWDER ROOM STANDARDS			
■ Painted Trim ■ Luxury Plank Flooring in Living Areas ■ "White" Interior Paint Finish ■ Direct Wire Smoke Detectors ■ Cable/Satellite/Telephone Access ■ Carpeting in Bedrooms ■ High-Speed Internet Connectivity ■ Air Conditioning ■ Designer Door Hardware ■ Designer Lighting Package ■ Private Balcony			■ Wood Cabinetry ■ Luxury Plank Flooring ■ Four Burner Cooktop ■ Self Clean Single Oven-Stainless Steel ■ Built-In Dishwasher-Stainless Steel ■ Refrigerator with Ice-Maker-Stainless Steel ■ Garbage Disposal ■ Microwave with Vent ■ Granite or Quartz Countertops ■ Stainless Steel Sink			■ Ceramic Flooring ■ Granite or Quartz Vanity Tops ■ Wood Cabinetry ■ Ceramic Tub/Shower Surround ■ Framed Glass Mirror Over Vanity			
CLOSETS, UTILITIES, AND STORAGE			GENERAL BUILDING FEATURES/AMENITIES						
■ Walk-In MBR Closet (Per Plan) ■ Laminate Closet Shelving ■ Washer/Dryer (Stacked or Side-by-Side) ■ Linen Closet(s) ■ Programmable Thermostat ■ Storage Lockers			■ Architecturally-Enhanced Exteriors ■ Secured Access Entry ■ Community Room w/Kitchen ■ Fitness Center ■ E-Lounge w/Coffee Bar ■ Fireside Lounge & Grilling Stations ■ Extensive Landscaping/Hardscaping ■ Dog Wash Area in Garage ■ Wi-Fi in All Common Areas ■ Enclosed Parking Leased Separately at \$75 Per Space ■ Adequate Open Parking						
⁽¹⁾ Benchmark monthly rents, which are presented in August 2021 dollars, include premiums for floor (assuming three floors); however, they do not include incremental premiums for corner units or enhanced views, nor do they include enclosed garage parking, application/administration fees, pet fees, storage rental, or utilities.									

Source: Tracy Cross & Associates, Inc.

PRODUCT CRITERIA AND BENCHMARK RENTS - GARDEN-STYLE MARKET-RATE RENTAL APARTMENTS
-- A 120-UNIT PROTOTYPE --
MUKWONAGO, WISCONSIN

1.2

Product Line Summary



Product Form: **Two-Story Garden Apartments**
(8-Unit Buildings with 4 Direct-Access One-Car Garages Per Building or
16-Unit Buildings with 8 Direct-Access One-Car Garages Per Building)

Estimated Total Units: **120**

Attached Direct-Access One-Car Garages: **60**

Average Plan Size (Sq. Ft.): **972**

Average Benchmark Base Rent w/50 % Garages: **\$1,450**
Per Sq. Ft.: **\$1.49**

Average Monthly Absorption (In Units): **10.0**

Plan Detail

Plan Designation	A	B-1	B-2	C	D-1	D-2	D-3	E
Percent Distribution	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5
Plan Type	JR 1BR	1BR	1BR	1BR DEN	2BR	2BR	2BR	3BR
Bedroom/Bath Mix	1/1.0	1/1.0	1/1.0	1+Den/1.0	2/2.0	2/2.0	2/2.0	3/2.0
Unit Size (Sq. Ft.)	575	700	800	925	1,025	1,150	1,225	1,375
Benchmark Base Rent w/o Garage: ⁽¹⁾	\$940	\$1,085	\$1,200	\$1,345	\$1,460	\$1,605	\$1,695	\$1,870
Per Sq. Ft.: ⁽¹⁾	\$1.63	\$1.55	\$1.50	\$1.45	\$1.42	\$1.40	\$1.38	\$1.36
Benchmark Base Rent w/ Garage:⁽²⁾	\$1,040	\$1,185	\$1,300	\$1,445	\$1,560	\$1,705	\$1,795	\$1,970
Per Sq. Ft.:⁽²⁾	\$1.81	\$1.69	\$1.63	\$1.56	\$1.52	\$1.48	\$1.47	\$1.43

⁽¹⁾ Benchmark base monthly rents, which are presented in August 2021 dollars, reflect the posted base rents for units without direct access garages. They do not include potential premiums for corner units or view. They also do not include application/administration fees, pet fees, storage rental, or utilities. They do, however, assume a level of unit features and community amenities similar to those outlined in Exhibit 1.1, although more extensive for a higher total unit count.

⁽²⁾ Benchmark base monthly rents, which are presented in August 2021 dollars, reflect the posted base rents for units with direct access garages. They do not include potential premiums for corner units or view. They also do not include application/administration fees, pet fees, storage rental, or utilities. They do, however, assume a level of unit features and community amenities similar to those outlined in Exhibit 1.1, although more extensive for a higher total unit count.

Source: Tracy Cross & Associates, Inc.

PRODUCT CRITERIA AND BENCHMARK RENTS - RANCH VILLA MARKET-RATE RENTAL APARTMENTS

1.3

-- A 40-UNIT PROTOTYPE --
MUKWONAGO, WISCONSIN

Product Line Summary



Product Form: Ranch Villas or Duplexes
(2-, 3- and 4-Unit Buildings w/Direct-Access Two-Car Garages)

Estimated Total Units: 40

Attached Direct-Access Two-Car Garages: 40

Average Plan Size (Sq. Ft.): 1,415

Average Benchmark Base Rent: \$2,255

Per Sq. Ft.: \$1.59

Average Monthly Absorption (In Units): 4.0

Plan Detail

Plan Designation	A (Interior)	B (interior)	C (End)
Percent Distribution	30.0	30.0	40.0
Plan Type	2BR	2BR Den	3BR
Bedroom/Bath Mix	2/2.0	2+Den/2.0	3/2.0
Unit Size (Sq. Ft.)	1,250	1,400	1,550
Benchmark Base Rent:⁽¹⁾	\$1,950	\$2,200	\$2,525
Per Sq. Ft.:⁽¹⁾	\$1.56	\$1.57	\$1.63

⁽¹⁾ Benchmark base monthly rents, which are presented in August 2021 dollars, include a standard two-car garage and an end-unit premium for the C plan. They do not, however, include potential premiums for enhanced views. They also do not include application/administration fees, pet fees, storage rental, or utilities. They do, however, assume a level of unit features similar to those outlined in Exhibit 1.1, although amenities would be scaled down considerably unless the total unit count warrants more extensive amenities.

Source: Tracy Cross & Associates, Inc.

PRODUCT CRITERIA AND BENCHMARK PRICES - FOR SALE TOWNHOMES/ROWHOMES W/FLATS

-- A 30-UNIT PROTOTYPE --
MUKWONAGO, WISCONSIN

1.4

Product Line Summary

Product Form:	Townhomes/Rowhomes (With Stacked Flats)
Total Units:	30+/- Per Site Location
Garage Condition:	Two-Car (Rear Load)
Lower Level of Townhomes/Rowhomes	Finished
Average Plan Size (Sq. Ft.):	1,535
Average Benchmark Base Price:⁽¹⁾ Per Sq. Ft.:	\$283,990 \$185.01
Average Anticipated Closing Price:⁽²⁾ Per Sq. Ft.:	\$303,900 \$197.98
Average Monthly Sales Rate (In Units):	1.5



Plan Detail

Plan Designation	A	B	C	D	E
Plan Style	First Floor Flat	Second Floor Flat	3-Story	3-Story	Raised Ranch (Split Foyer)
Unit Orientation	End	End	Interior	Interior	End
Bedrooms	2	3	2+Loft	3	2+Flex
Baths	2.0	2.0	2.5	2.5	2.0
Unit Size (Sq. Ft.)	1,250	1,575	1,550	1,650	1,650
Benchmark Base Price: ⁽¹⁾ Per Sq. Ft.:	\$264,990 \$211.99	\$284,990 \$180.95	\$279,990 \$180.64	\$289,990 \$175.75	\$299,990 \$181.81
Anticipated Closing Price:⁽²⁾ Per Sq. Ft.:	\$283,500 \$226.80	\$304,900 \$193.59	\$299,600 \$193.29	\$310,300 \$188.06	\$321,000 \$194.55

Features and Amenities

UNIT STANDARDS

- Luxury Plank Flooring in Main Living Areas
- Carpeting in Bedroom Areas
- "White" Interior Paint Finish
- Painted Trim
- Direct-Wire Smoke Detectors Per Code
- Cable/Satellite/Telephone Prewire
- Paneled Doors
- High-Speed Internet Connectivity
- Air Conditioning
- Designer Door Hardware
- Designer Lighting Package
- Private Balcony

CLOSETS, UTILITIES, AND LAUNDRY

- Walk-In MBR Closet (Per Plan)
- Laminate Closet Shelving
- Washer/Dryer Hook-Up
- Linen Closet(s)
- Programmable Thermostat

KITCHEN FEATURES

- Quality Cabinetry
- Luxury Plank Flooring
- Four Burner Cooktop
- Self Clean Single Oven-Stainless Steel
- Built-In 5-Cycle Dishwasher-Stainless Steel
- Refrigerator with Ice-Maker-Stainless Steel
- Garbage Disposal
- Microwave with Vent
- Granite or Quartz Countertops
- Double Bowl Stainless Steel Sink

BATH/POWDER ROOM STANDARDS

- Ceramic Flooring
- Granite or Quartz Vanity Tops
- Quality Cabinetry
- Ceramic Tub/Shower Surround
- Framed Glass Mirror Over Vanity

BUILDING FEATURES/AMENITIES

- Architecturally-Enhanced Exteriors
- Extensive Hardscaping/Landscaping
- Finished Lower Level in 3-Story and Raised Ranch Units in Lieu of Basement
- Front-Oriented Sidewalks

⁽¹⁾ Benchmark base sales prices, which are presented in August 2021 dollars, include premiums for end-unit conditions, but do not include options, upgrades or site premiums.

⁽²⁾ Includes an estimate for options, upgrades and premiums, i.e. 7.0 percent above the base sales price.

PRODUCT CRITERIA AND BENCHMARK PRICES - FOR SALE ATTACHED RANCH VILLAS

**-- A 20-UNIT PROTOTYPE --
MUKWONAGO, WISCONSIN**

1.5

Product Line Summary

Product Form:	Attached Ranch Villas (3-, 4- and 5-Unit Buildings)
Lot Dimensions:	TBD
Total Units:	20+/- Per Site Location
Garage Condition:	Two-Car (Front)
Average Plan Size (Sq. Ft.):	1,525
Average Benchmark Base Price:⁽¹⁾	\$316,990
Per Sq. Ft.:	\$207.86
Average Anticipated Closing Price:⁽²⁾	\$339,200
Per Sq. Ft.:	\$222.43
Average Monthly Sales Rate (In Units):	1.5



Plan Detail

	A	B	C
Plan Designation	A	B	C
Plan Style	Ranch	Ranch	Ranch
Bedrooms	2	2+Den	3
Baths	2	2	2
Unit Size (Sq. Ft.)	1,375	1,525	1,675
Benchmark Base Price: ⁽¹⁾	\$293,990	\$316,990	\$339,990
Per Sq. Ft.:	\$213.81	\$207.86	\$202.98
Anticipated Closing Price:⁽²⁾	\$314,600	\$339,200	\$363,800
Per Sq. Ft.:	\$228.80	\$222.43	\$217.19

Features and Amenities

UNIT STANDARDS

- Luxury Plank Flooring in Main Living Areas
- Carpeting in Bedroom Areas
- "White" Interior Paint Finish
- Painted Trim
- Direct-Wire Smoke Detectors Per Code
- Cable/Satellite/Telephone Prewire
- Paneled Doors
- High-Speed Internet Connectivity
- Air Conditioning
- Designer Door Hardware
- Designer Lighting Package
- Private Patio Area

KITCHEN FEATURES

- Quality Cabinetry
- Luxury Plank Flooring
- Four Burner Cooktop
- Self Clean Single Oven-Stainless Steel
- Built-In 5-Cycle Dishwasher-Stainless Steel
- Refrigerator with Ice-Maker-Stainless Steel
- Garbage Disposal
- Microwave with Vent
- Granite or Quartz Countertops
- Double Bowl Stainless Steel Sink

BATH/POWDER ROOM STANDARDS

- Ceramic Flooring
- Granite or Quartz Vanity Tops
- Quality Cabinetry
- Ceramic Tub/Shower Surround
- Framed Glass Mirror Over Vanity

CLOSETS, UTILITIES, AND LAUNDRY

- Walk-In MBR Closet (Per Plan)
- Laminate Closet Shelving
- Washer/Dryer Hook-Up
- Linen Closet(s)
- Programmable Thermostat

HOME FEATURES/AMENITIES

- Architecturally-Enhanced Exteriors
- Extensive Hardscaping/Landscaping
- Basements Optional

⁽¹⁾ Benchmark base sales prices, which are presented in August 2021 dollars, do not include options, upgrades or premiums.

⁽²⁾ Includes an estimate for options, upgrades and premiums, i.e. 7.0 percent above the base sales price.

Source: Tracy Cross & Associates, Inc.

PRODUCT CRITERIA AND BENCHMARK PRICES - TND FOR SALE SINGLE FAMILY
-- A 40-UNIT PROTOTYPE --
MUKWONAGO, WISCONSIN

1.6

Product Line Summary					
Product Form:		Single Family			
Lot Dimensions:		40'-45" x 100'-110'			
Total Units:		40+/- Per Site Location			
Garage Condition:		Two-Car (Rear Load)			
Average Plan Size (Sq. Ft.):		1,700			
Average Benchmark Base Price: ⁽¹⁾ Per Sq. Ft.:		\$349,990 \$205.88			
Average Anticipated Closing Price: ⁽²⁾ Per Sq. Ft.:		\$374,500 \$220.29			
Average Monthly Sales Rate (In Units):		1.5			
Plan Detail					
Plan Designation	A	B	C	D	E
Plan Style	Ranch	Ranch	2-Story	2-Story	2-Story (1st Floor MBR)
Bedrooms	2	2+Den	3	3 + Den	3 + Loft
Baths	2	2	2.5	2.5	2.5
Unit Size (Sq. Ft.)	1,500	1,600	1,700	1,800	1,900
Benchmark Base Price: ⁽¹⁾ Per Sq. Ft.:	\$335,990 \$223.99	\$344,990 \$215.62	\$349,990 \$205.88	\$359,990 \$199.99	\$369,990 \$194.73
Anticipated Closing Price: ⁽²⁾ Per Sq. Ft.:	\$359,500 \$239.67	\$369,100 \$230.69	\$374,500 \$220.29	\$385,200 \$214.00	\$395,900 \$208.37
Features and Amenities					
UNIT STANDARDS		KITCHEN FEATURES		BATH/POWDER ROOM STANDARDS	
■ Luxury Plank Flooring in Main Living Areas ■ Carpeting in Bedroom Areas ■ "White" Interior Paint Finish ■ Painted Trim ■ Direct-Wire Smoke Detectors Per Code ■ Cable/Satellite/Telephone Prewire ■ Paneled Doors ■ High-Speed Internet Connectivity ■ Air Conditioning ■ Designer Door Hardware ■ Designer Lighting Package ■ Private Patio Area		■ Quality Cabinetry ■ Luxury Plank Flooring ■ Four Burner Cooktop ■ Self Clean Single Oven-Stainless Steel ■ Built-In 5-Cycle Dishwasher-Stainless Steel ■ Refrigerator with Ice-Maker-Stainless Steel ■ Garbage Disposal ■ Microwave with Vent ■ Granite or Quartz Countertops ■ Double Bowl Stainless Steel Sink		■ Ceramic Flooring ■ Granite or Quartz Vanity Tops ■ Quality Cabinetry ■ Ceramic Tub/Shower Surround ■ Framed Glass Mirror Over Vanity	
CLOSETS, UTILITIES, AND LAUNDRY		HOME FEATURES/AMENITIES			
■ Walk-In MBR Closet (Per Plan) ■ Laminate Closet Shelving ■ Washer/Dryer Hook-Up ■ Linen Closet(s) ■ Programmable Thermostat		■ Architecturally-Enhanced Exteriors ■ Extensive Hardscaping/Landscaping ■ Partial Basements Included (Unfinished) ■ Front-Oriented Sidewalks			
⁽¹⁾ Benchmark base sales prices, which are presented in August 2021 dollars, do not include options, upgrades or premiums. ⁽²⁾ Includes an estimate for options, upgrades and premiums, i.e. 7.0 percent above the base sales price.					

Source: Tracy Cross & Associates, Inc.

PRODUCT CRITERIA AND BENCHMARK PRICES - TRADITIONAL FOR SALE SINGLE FAMILY
-- A 50-UNIT PROTOTYPE --
MUKWONAGO, WISCONSIN

1.7

Product Line Summary						
Product Form:	Single Family					
Lot Dimensions:	50'-55' x 110'-120'					
Total Units:	15+/- Per Site Location					
Garage Condition:	Two-Car (Front Load)					
Average Plan Size (Sq. Ft.):	2,050					
Average Benchmark Base Price:⁽¹⁾	\$396,657					
Per Sq. Ft.:	\$193.49					
Average Anticipated Closing Price:⁽²⁾	\$424,400					
Per Sq. Ft.:	\$207.02					
Average Monthly Sales Rate (In Units):	1.5					



Plan Detail						
Plan Designation	A	B	C	D	E	F
Plan Style	Ranch	Ranch	2-Story	2-Story	2-Story	2-Story
Bedrooms	3	3	3+Flex	4	4 + Loft	4 + Den
Baths	2.0	2.0	2.5	2.5	2.5	2.5
Unit Size (Sq. Ft.)	1,750	1,850	1,950	2,100	2,250	2,400
Benchmark Base Price: ⁽¹⁾	\$369,990	\$379,990	\$384,990	\$399,990	\$414,990	\$429,990
Per Sq. Ft.:	\$211.42	\$205.40	\$197.43	\$190.47	\$184.44	\$179.16
Anticipated Closing Price:⁽²⁾	\$395,900	\$406,600	\$411,800	\$428,000	\$444,000	\$460,100
Per Sq. Ft.:	\$226.23	\$219.78	\$211.18	\$203.81	\$197.33	\$191.71

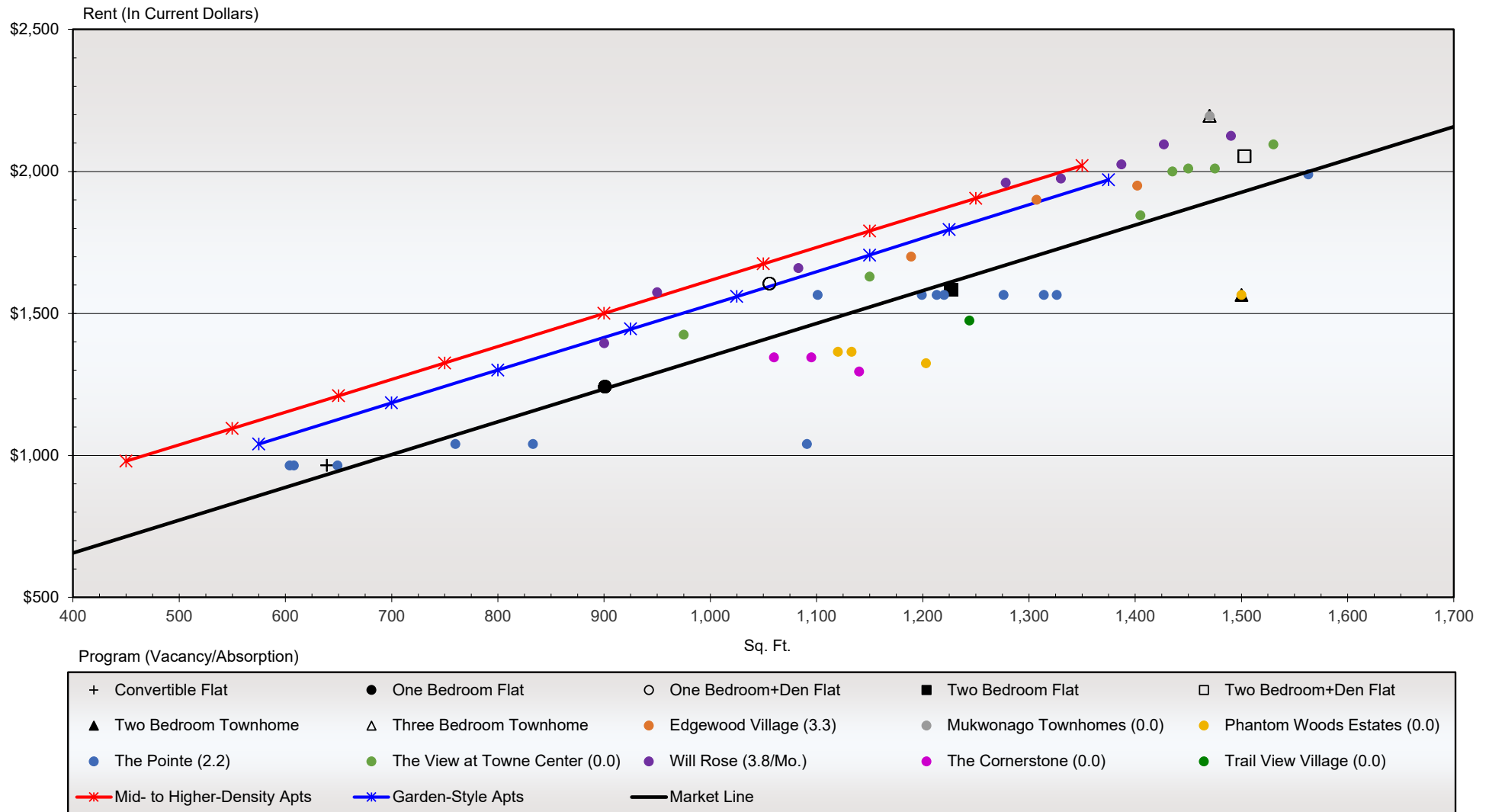
Features and Amenities		
UNIT STANDARDS ■ Luxury Plank Flooring in Main Living Areas ■ Carpeting in Bedroom Areas ■ "White" Interior Paint Finish ■ Painted Trim ■ Direct-Wire Smoke Detectors Per Code ■ Cable/Satellite/Telephone Prewire ■ Paneled Doors ■ High-Speed Internet Connectivity ■ Air Conditioning ■ Designer Door Hardware ■ Designer Lighting Package ■ Large Private Patio Area	KITCHEN FEATURES ■ Quality Cabinetry ■ Luxury Plank Flooring ■ Four Burner Cooktop ■ Self Clean Single Oven-Stainless Steel ■ Built-In 5-Cycle Dishwasher-Stainless Steel ■ Refrigerator with Ice-Maker-Stainless Steel ■ Garbage Disposal ■ Microwave with Vent ■ Granite or Quartz Countertops ■ Double Bowl Stainless Steel Sink	BATH/POWDER ROOM STANDARDS ■ Ceramic Flooring ■ Granite or Quartz Vanity Tops ■ Quality Cabinetry ■ Ceramic Tub/Shower Surround ■ Framed Glass Mirror Over Vanity
CLOSETS, UTILITIES, AND LAUNDRY ■ Walk-In MBR Closet (Per Plan) ■ Laminate Closet Shelving ■ Washer/Dryer Hook-Up ■ Linen Closet(s) ■ Programmable Thermostat	HOME FEATURES/AMENITIES ■ Architecturally-Enhanced Exteriors ■ Extensive Hardscaping/Landscaping	■ Partial Basements Included (Unfinished)

⁽¹⁾ Benchmark base sales prices, which are presented in August 2021 dollars, do not include options, upgrades or premiums.

⁽²⁾ Includes an estimate for options, upgrades and premiums, i.e. 7.0 percent above the base sales price.

Source: Tracy Cross & Associates, Inc.

Rent/Value Analysis
Selected Apartment Communities
Mukwonago Primary Market Area
July 2021



Rent/value analysis uses a scatter diagram to graphically represent a set of observations found in today's marketplace, specifically the square footage of units offered and their associated rent levels. Regression analysis is then used to fit a line through the set of market observations that represent the "best fit" or average market line. This market line can then be used to predict the performance of a new, untested product line or offer explanations regarding the occupancy/absorption rates of currently available product lines.

Rent/Value Analysis
Selected Apartment Communities
Mukwonago Primary Market Area
July 2021

Plan Size (Sq. Ft.)	Average Market Rent	Program/Location	Year Built	Total Units	Average Plan Size (Sq. Ft.)	Average Posted Base Rent		Average Base Market Rent	Price Variance From Market	Vacancy Rate / Absorption (Units/Mo.)
						Dollars	Rent per Sq. Ft.			
500	\$776	Mukwonago Townhomes/Mukwonago	2021	16	1,470	\$2,195	\$1.49	\$1,891	+\$304	0.0
600	891	(1) Mid- to Higher-Density Apartments	---	---	818	1,395	1.71	1,142	+253	---
700	1,006	Will Rose/Muskego	2020	51	1,177	1,784	1.52	1,554	+230	3.8/Mo.
800	1,121	(2) Garden-Style Apartments	---	---	972	1,500	1.54	1,319	+181	---
900	1,236	Edgewood Village/Mukwonago	2019	30	1,299	1,850	1.42	1,694	+156	3.3
1,000	1,351	The View at Towne Center/Muskego	2017	90	1,368	1,872	1.37	1,774	+98	0.0
1,100	1,466									
1,200	1,581	---- Market Average ----	---	---	1,177	1,554	1.32	1,554	0	0.8 / 3.8/Mo.
1,300	1,696									
1,400	1,811	(1) The Pointe/Mukwonago	2020	89	950	1,257	1.32	1,293	-36	2.2
1,500	1,926	The Cornerstone/Waterford	2021	84	1,098	1,328	1.21	1,463	-135	0.0
1,600	2,041	Trail View Village/Waterford	2020	18	1,244	1,475	1.19	1,631	-156	0.0
1,700	2,156	Phantom Woods Estates/Mukwonago	2017	68	1,193	1,377	1.15	1,573	-196	0.0

Slope: \$1.15 per sq. ft.

(1) Development charges extra for one enclosed garage space. An adjustment has been made (for analytical purposes only) since all other developments include one enclosed space in base rent.

(2) Reflects those units with a direct-access one-car garage.

Among for sale alternatives, as yet another example of competitive positioning, the average estimated closing prices for the two production-oriented single family series have been properly aligned with new construction closing prices occurring among single family homes in Mukwonago at developments such as The Orchards, Fairwinds and Fox River Run. This alignment is outlined in **Exhibit 1.10**. Specifically, an approximate 10 percent pricing differential has been applied in order to improve absorption when cast against localized competitors. This same pricing variance can be seen when compared to all recent new construction closings throughout the larger market area (see **Exhibit 1.11**). Moreover, the pricing relationships from one for sale product line to another (including the attached sector series) reflects the proper “stepping” in an effort to limit internal cross-competition between product types.

Please also note that while our product guidelines are very specific, there are a number of derivatives to each of the recommended generic forms that could evolve through the design efforts of individual builders/developers – or through the guidance of the Village of Mukwonago. However, when considering any derivatives during the course of the planning process, it is important for the Village of Mukwonago to simply follow the general parameters outlined for each of the recommended products relative to unit types, bedroom counts, rents, prices, etc., in order to insure acceptable absorption and/or sales.

In addition, consideration can certainly be given to the introduction of other generic forms on the basis of the imbalance that exists market-wide between supply and demand – but done so with the same general planning strategy in mind – that being differentiation, efficiency, tasteful architecture, and rent/price positioning.

GEOGRAPHIC POSITIONING AND COMMUNITY PLANNING

The Village of Mukwonago is in a unique position to capitalize on the residential development opportunities that exist near- to mid-term, provided the product criteria and rent/pricing guidelines can be met. To this point, not only is there immediate market potential for various forms of conventional new construction housing, but the Village is already in the process of working through several different proposals by builders/developers interested in both rental apartment and for sale offerings. In addition, the Village continues to identify development and redevelopment sites (both large and small) throughout the municipality and adjoining areas that could potentially contain a component of residential units.

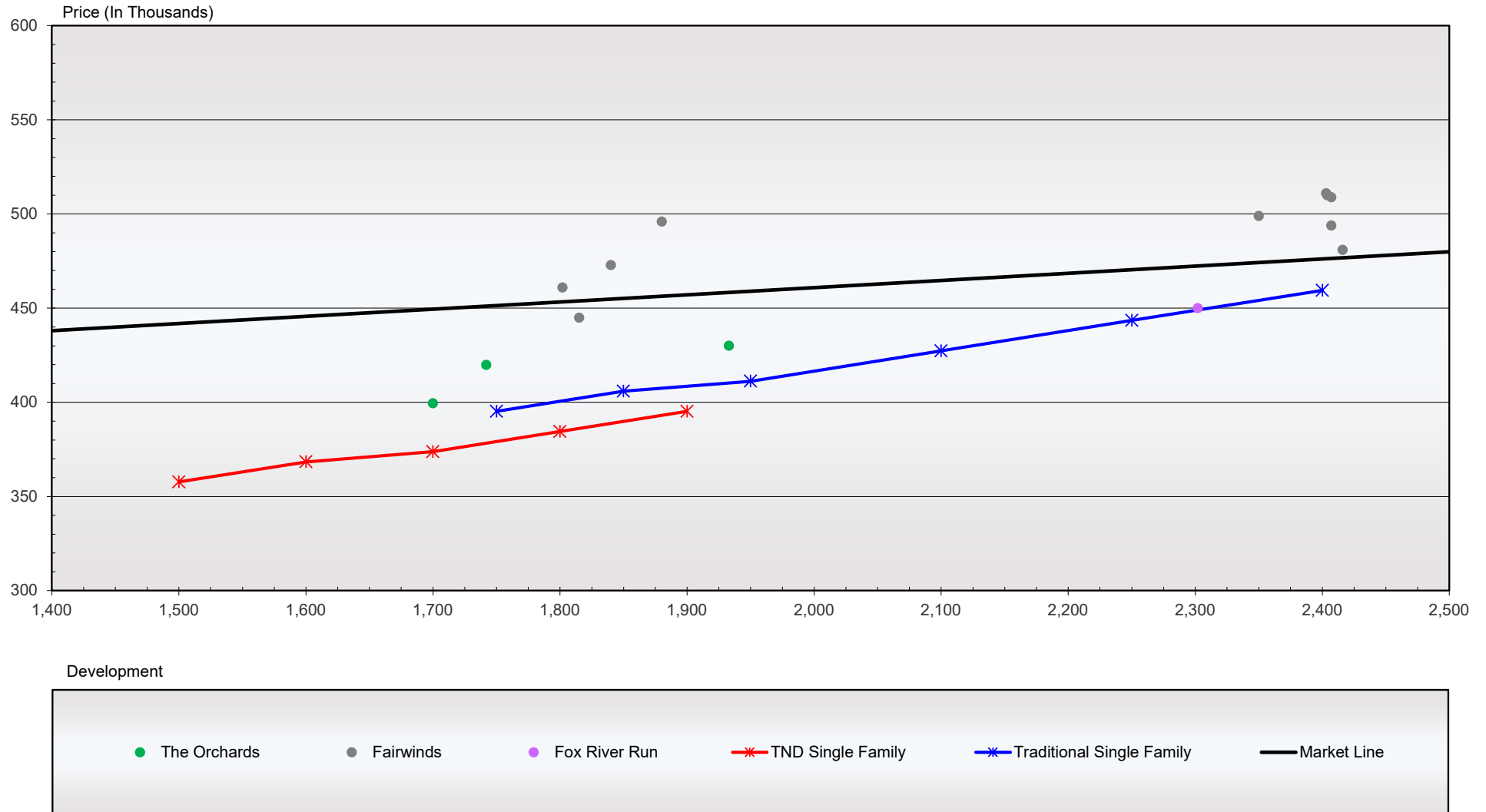
Because demand is expected to outstrip supply over the next 5+ years throughout the southwest suburbs of Milwaukee, current development proposals in the Mukwonago planning pipeline (and additional proposals in the future) could be given full consideration provided they fall within the hierarchy of demand-driven product. By guiding the process and adhering to the proper mix and price points of new housing, Mukwonago would be able to capture a disproportionate share of demand simply by taking a proactive role in promoting residential development when others in the southwest Milwaukee suburbs don't appear to be doing the same.

With the stage set, the following bullet-point summary provides general suggestions relative to a geographic positioning strategy for the recommended housing products. These guidelines, in turn, can be applied to current/future proposals, along with Mukwonago's own growth initiatives and overall intentions for new housing development within the municipality:

- ❑ First and foremost, when evaluating/identifying sites (current and future) that can accommodate one or more of the recommended product lines, several key factors come into play. These are highlighted below.
 - Existing infrastructure will be very important, i.e., sewer and water availability, etc. While this is a very straight forward observation/recommendation, it is especially important

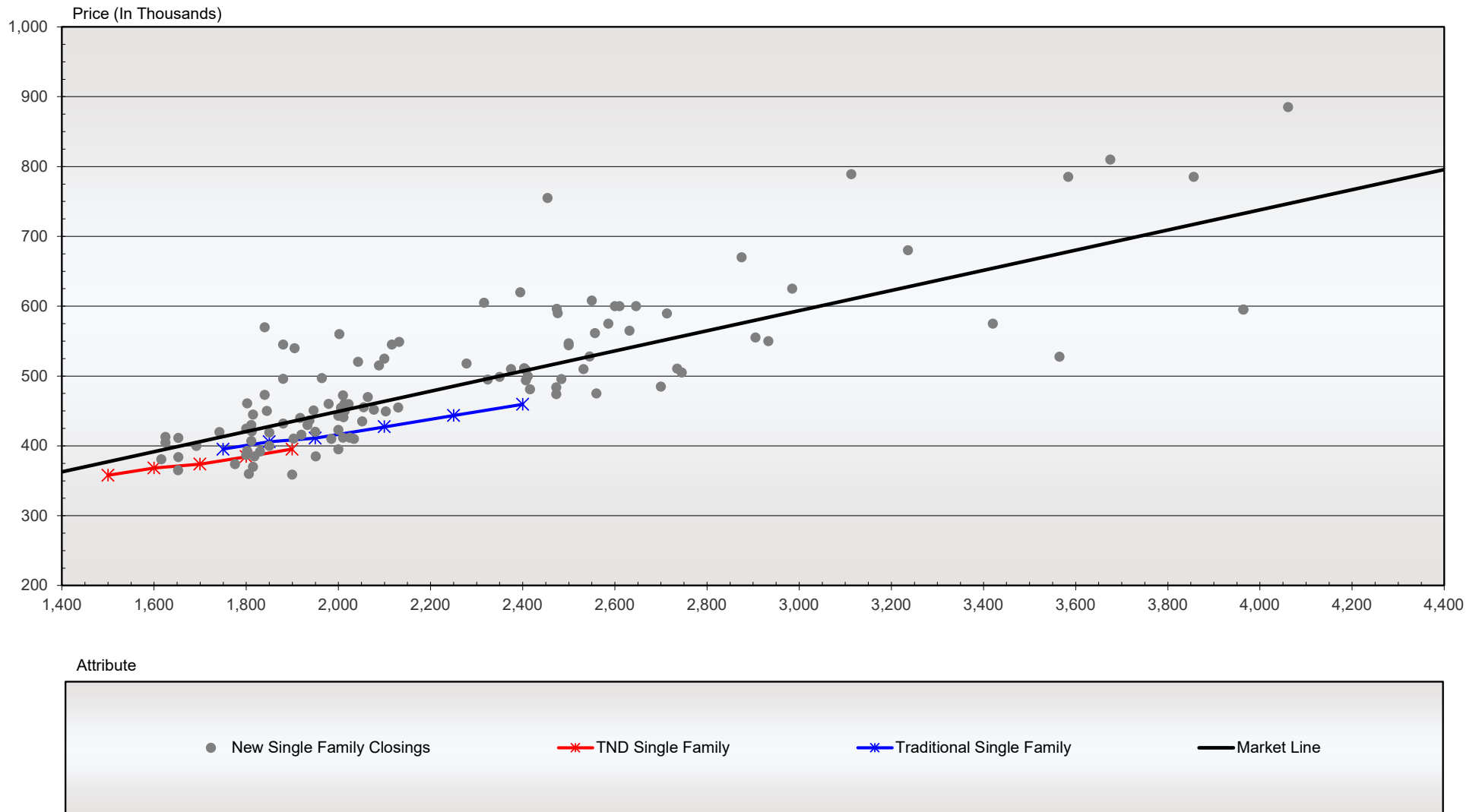
1.10

Price/Value Analysis New Construction Closing Activity: Single Family Developments Mukwonago, Wisconsin



Price/value analysis uses a scatter diagram to graphically represent a set of observations found in today's marketplace, specifically the square footage of models offered and their associated sales prices. Regression analysis is then used to fit a line through the set of market observations that represent the "best fit" or average market line. This market line can then be used to predict the performance of a new, untested product line or offer explanations regarding the sales rate of currently available product lines.

Price/Value Analysis
New Construction Closing Activity: Single Family Homes
Mukwonago Primary Market Area



Price/value analysis uses a scatter diagram to graphically represent a set of observations found in today's marketplace, specifically the square footage of models offered and their associated sales prices. Regression analysis is then used to fit a line through the set of market observations that represent the "best fit" or average market line. This market line can then be used to predict the performance of a new, untested product line or offer explanations regarding the sales rate of currently available product lines.

relative to keeping development costs in-line with where products need to be positioned in terms of rent and/or price in order to generate above average absorption or sales.

- From a marketing perspective, accessibility and visibility will be key ingredients for creating the necessary window of opportunity.
- Diversity in location (not just product and rent/price) will be critical in capturing the broadest spectrum of consumer segments. In other words, there should not be just one concentrated area of residential development as highlighted below:
 - 1) The extension of new construction residential offerings north of Mukwonago High School will provide options for those consumers desirous of being close to this highly regarded educational facility.
 - 2) Infill locations near downtown Mukwonago will allow for walkability to services and amenities. In this regard, residential adaptive reuse properties in the more residential mature areas of the village should be given consideration (as appropriate) as this trend is being extremely well received throughout other areas of the Milwaukee region, although almost exclusively as it relates to the rental apartment sector. In this regard, infill development should be complimentary to existing uses in order to retain Mukwonago's downtown/small town charm – one of its most endearing qualities.
 - 3) Locations along the Phantom Lakes (where possible) will attract those consumers seeking water-orientation.
 - 4) Multiple residential offerings on the south (east) side of I-43 will be important as it relates to providing renters or homeowners one of the most expedient access points to the expressway, along with direct alignment with this newly developed and growing commercial/shopping area and the hospital.
 - 5) Development extensions south of the village center (even in portions of Walworth County) will provide options for those consumers working in Walworth or Racine counties.

- ❑ For some of the larger development sites in and around the village, strong consideration should be given to the integration of the multiple product lines within a single location to establish a master-planned community environment – a development scenario not too common among active housing products in suburban Milwaukee. While this would take some effort, the foundation of the products remains the same – with the goal being to establish a destination-point development capable of retaining local area residents as they move out of existing rentals and/or resale units, while also to attracting new households to Mukwonago who are looking for a master-planned community environment in a desirable municipality. To this end, we present the following points, which are suggested as guiding principles to be considered for larger-scale developments.

- To provide strong community infrastructure created around a theme of livability, functionality, walkability, and recreation/convenience.
- To create communities where emphasis is placed on all segments of the market ranging from younger childless singles and couples to families living, playing, and growing together; and where active adult residents can see and experience the vibrancy of youth.



- To create communities in which a variety of densities are carefully combined with pocket parks and other recreational uses – and that all are highly integrated and exposed for everyone to enjoy.
- ❑ Finally, the speed at which the Village of Mukwonago would like to pursue residential development initiatives (considering strong demand potentials) must also fully consider its impact on area services. At the same time, however, the impact on services should be counterbalanced against the positive impact new housing development will have on the growth in population serving commercial/retail components.

OTHER CONSIDERATIONS

While the focus of this residential analysis was geared toward new construction conventional “for rent” and “for sale” housing opportunities during the next 5+ years, provided in the following paragraphs is a general assessment or “professional opinion” regarding other segments of the housing market as obtained during our research and overall body of work.

- ❑ Assisted living, memory care and/or continuing care senior housing development proposals brought before the Village should also be given consideration, but potentials are likely stronger (today) for smaller- to more moderate-scale communities given local area senior demographics. Nevertheless, with occupancy levels being reported high at projects such as LindenGrove and Castle Senior Living/Birchrock Castle, as well as other developments in nearby municipalities, coupled with the fact that no market rate senior housing development has been constructed in Mukwonago for 20 years, potentials do exist provided a competitive product/rent position can be maintained. In addition, because the planning process can take some time, it is important to note that opportunities for true senior housing forms are likely to improve 10 years from now as the population, both in Mukwonago and the market as a whole, continues to age.
- ❑ As mentioned, the existing housing inventory in Mukwonago is broad and varied ranging from older-stock residences to luxury new construction. And, while certain portions of the municipality include dwellings or neighborhoods that are in need of improvement, the current status of these areas will not impinge upon potentials for new homes in other “developing” areas of the village, again because of the severe supply-side constraints market-wide for properly positioned product, as well as the overall desirability of Mukwonago. With this said, anything that can be done from a Village standpoint to help with the revitalization/refurbishment of certain areas can only improve Mukwonago’s position in the regional marketplace and make the community that much more appealing (and competitive) going forward.

COVID-19 IMPLICATIONS

Because of the current situation regarding the recent/ongoing coronavirus pandemic, there will likely be a new mindset in the way many people live and socialize going forward. Specifically, *health and wellness* will be at the forefront of many planning efforts, something to consider as Mukwonago reviews future residential development proposals, especially multifamily. In this regard, provided below are a few items for consideration:

- ❑ The type and style of furniture and accessories in residential amenity areas (for any new development), while being tastefully appointed, should be made of materials that can be easily (and readily) cleaned and disinfected.

- ☐ Throughout any community (primarily apartments), consideration should be given to establishing privacy areas that are more personalized for an individual, related couple or a small group gathering.
- ☐ In any fitness center that accompanies a residential development's amenity package (again, primarily multifamily), privatizing or compartmentalizing the work-out machines would go a long way in maximizing the appeal of this facility....and set it apart from existing competitors.

Again, these are just a few examples of the general planning framework that should be discussed prior to bringing any new residential development to market.

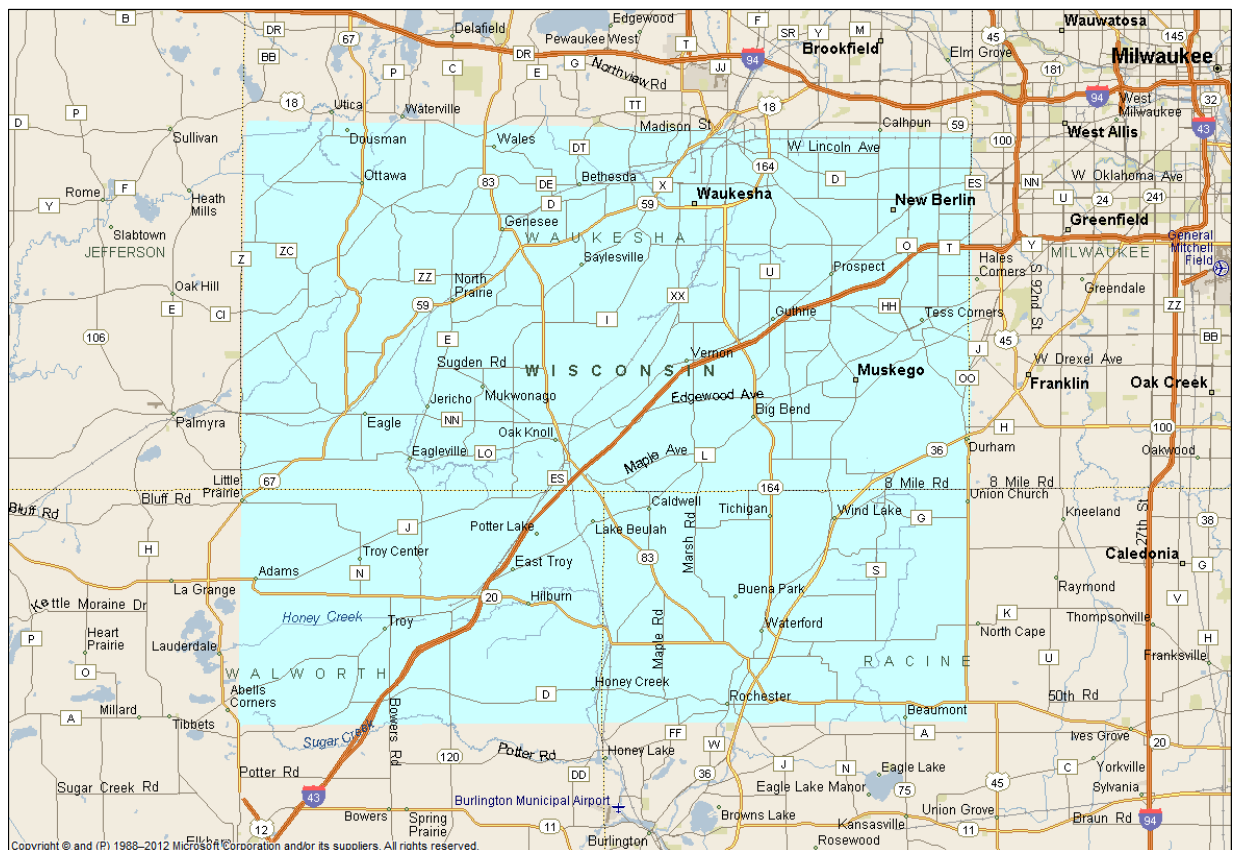




2. MARKET FUNDAMENTALS FOR NEW HOUSING – A PERSPECTIVE

Residential development/redevelopment efforts within the village of Mukwonago will receive primary demand support from Mukwonago itself and other nearby municipalities found in southwest suburban Waukesha County, northeast Walworth County, and northwest Racine County. Defined for the purposes of this analysis as the Mukwonago Primary Market Area (PMA), and including those municipalities generally aligning the Interstate 43 corridor such as Mukwonago, Muskego, Big Bend, New Berlin, southern Waukesha, East Troy and Waterford, this geographic area shares commonalities relative to household composition, commutation patterns to major concentrations of employment, and the alignment of residential developments which will serve as sources of competitive influence, both direct and indirect.

GEOGRAPHIC DELINEATION OF THE MUKWONAGO PRIMARY MARKET AREA



Source: Microsoft Streets & Trips and Tracy Cross & Associates, Inc.

As summarized in this section of the report, residential development in the village of Mukwonago, and throughout the Mukwonago PMA for that matter, *can clearly be supported* by empirical evidence found in the key demand variables of population, household, incomes, employment, residential construction, etc.

POPULATION AND HOUSEHOLDS

The 2000 Census revealed that during the decade of the 1990s, the population of the Mukwonago PMA grew by 19.8 percent, or 3,284 persons yearly to a 2000 base of 198,913. Market area households, in turn, advanced by healthy 27.4 percent during the period, averaging 1,575 new households yearly, to a 2000 base of 73,215.

POPULATION AND HOUSEHOLD TRENDS MUKWONAGO PRIMARY MARKET AREA: 1990-2010

Area	1990	2000	2010	Average Annual Change	
				1990 - 2000	2000 - 2010
Population					
Mukwonago PMA	166,076	198,913	215,931	3,284	1,702
Village of Mukwonago	4,457	6,831	7,355	237	52
Percent of PMA	2.7	3.4	3.4	16.6	19.1
Households					
Mukwonago PMA	57,465	73,215	83,368	1,575	1,015
Village of Mukwonago	1,535	2,591	2,898	106	31
Percent of PMA	2.7	3.5	3.5	6.7	3.0
Owner-Occupied Households					
Mukwonago PMA	41,223	55,027	64,193	1,380	917
Percent of Total Households	71.7	75.2	77.0	---	---
Village of Mukwonago	1,103	1,878	2,150	78	27
Percent of Total Households	71.9	72.5	74.2	---	---
Renter-Occupied Households					
Mukwonago PMA	16,242	18,188	19,175	195	99
Percent of Total Households	28.3	24.8	23.0	---	---
Village of Mukwonago	432	713	748	28	4
Percent of Total Households	28.1	27.5	25.8	---	---

Source: U.S. Census Bureau: Census 1990, 2000, and 2010

Statistics from the 2010 Census, however, showed a more moderate rate of growth as the PMA's population base increased by 8.5 percent between 2000 and 2010, or 1,702 persons annually. Households, too, advanced more gradually during the 2000-2010 period (13.9 percent), equal to an annual average pace of 1,015 new households. Several factors contributed to this moderation, including, primarily the negative impact of the national housing recession (the Great Recession) and also the built-out nature of the certain portions of the market, i.e., the downtown areas of various municipalities.

In the village of Mukwonago itself, growth in population and households from 1990 through 2010 generally emulated that of the PMA as a whole (on a percentage basis).

From 1990 through 2010, ownership housing forms represented the majority of occupied housing units throughout both the PMA and the village of Mukwonago, totaling over 70 percent during any given year.

According to growth projections by the Southeastern Wisconsin Regional Planning Commission, the Wisconsin Department of Administration, and Census estimates provided by Environics Analytics (through its evaluation of the Census Bureau's annual American Community surveys), household growth in the PMA over the next five years will total a healthy 2,900, or 580 annually, thus requiring new housing development. Most of this household growth will occur in those areas of the PMA where ample land is available for residential development, although redevelopment initiatives will continue to be part of the overall equation, especially considering ancillary-support mechanisms already in-place in the established downtown areas of constituent municipalities.

HOUSEHOLD GROWTH PROJECTIONS MUKWONAGO PRIMARY MARKET AREA

Area	2010	2021 (Estimate)	2026 (Forecast)	Average Annual Change	
				2010 - 2021	2021 - 2026
Mukwonago PMA	83,368	88,254	91,154	444	580
Village of Mukwonago	2,898	3,232	3,448	30	43
Percent of PMA	3.5	3.7	3.8	6.8	7.4

Sources: U.S. Census Bureau, Environics Analytics; and Tracy Cross & Associates, Inc.

HOUSEHOLD COMPOSITION

The current composition of area households also lends support to the development of a variety of residential product forms at various locations throughout the PMA and the village of Mukwonago in particular. As highlighted in the adjacent text table, there is an ample number of one- and two- person households (for rental apartments and for sale duplexes/townhomes/condominiums), and also a significant number of three-, four- and five-person households (for both attached for sale housing products and single family detached homes).

Most notable are one- and two-person occupied housing units which, together, comprise 60.6 percent of the PMA's household base and 58.9 percent in the village of Mukwonago.

COMPOSITION OF AREA HOUSEHOLDS: MUKWONAGO PRIMARY MARKET AREA - 2021

Attribute	Mukwonago Primary Market Area	Village of Mukwonago
Total Households	88,254	3,232
1-Person Household	21,079	825
2-Person Household	32,396	1,080
3-Person Household	14,827	566
4-Person Household	12,519	475
5-Person Household	5,054	192
6 or More Person Household	2,379	94
1 Person Households		
Percent	23.9	25.5
Number	21,079	825
2 Person Households		
Percent	36.7	33.4
Number	32,396	1,080

Source: Environics Analytics; 2021 Demographic Snapshot

AGE AND INCOME

Households in the Mukwonago Primary Market Area support *considerably higher* incomes than the region as a whole as evidenced by an estimated 2021 median income of \$88,388, a level 31.4 percent higher than the \$67,248 median noted for the entire Milwaukee-Waukesha-West Allis Metropolitan Statistical Area (MSA), which includes the four counties of Milwaukee, Waukesha, Washington and Ozaukee.

In Mukwonago, incomes are virtually the same as the PMA with the estimated 2021 median household income in the host municipality standing at \$86,901.

In both the PMA and the village of Mukwonago, over 73 percent of all current households earn \$50,000 or more annually (see **Exhibit 2.1**). This signifies adequate income support locally (among the majority of households) for new construction housing development, both rental and for sale.

By age category, there is a near even distribution in area households among classifications under the ages of 75. Above 75, however, household levels drop rather precipitously, especially in the “frail elderly” category of 85+.

**HOUSEHOLDS BY AGE GROUP: 2021
-- MUKWONAGO PRIMARY MARKET AREA --**

Age Range	Mukwonago PMA	Village of Mukwonago
Under 35	11,955	498
35-44	14,321	593
45-54	15,859	649
55-64	19,899	630
65-74	15,551	517
75-84	7,300	215
85 and over	3,369	130
Total	88,254	3,232

Source: Environics Analytics: 2021 Demographic Snapshot Report

Over the next five years, while all age classifications among area households are expected to see gains, the 55-74 age group, i.e., the active adult/empty nester segment of the market, will show the largest increase (by far) throughout the PMA.

**GROWTH IN HOUSEHOLDERS BY AGE GROUP
-- MUKWONAGO PRIMARY MARKET AREA --**

Age Range	Mukwonago PMA	
	2021	2026
Under 35	11,955	12,298
35-54	30,180	30,309
55-74	35,450	37,546
75 and Over	10,669	11,001
Total	88,254	91,154

Source: Environics Analytics: 2021 Demographic Snapshot Report.

2.1

HOUSEHOLDERS BY AGE AND INCOME: 2021
-- MUKWONAGO PRIMARY MARKET AREA --

Income Range	Number of Households by Age of Householder							
	Total Households	Under 25	25 - 34	35 - 44	45 - 54	55 - 64	65 - 74	75 and Over
Mukwonago PMA								
Under \$15,000	4,700	274	310	373	585	1,151	933	1,074
15,000 - 24,999	4,811	480	262	310	382	681	1,177	1,519
25,000 - 34,999	5,359	266	389	368	475	673	1,519	1,669
35,000 - 49,999	8,106	440	880	937	859	1,272	2,041	1,677
50,000 - 74,999	14,491	356	1,823	1,872	1,997	2,641	3,516	2,286
75,000 - 99,999	12,031	240	1,642	2,069	2,194	2,798	2,142	946
100,000 - 124,999	10,848	83	1,582	2,523	2,159	2,434	1,487	580
125,000 - 149,999	8,647	7	1,090	1,755	2,077	2,446	898	374
150,000 - 199,999	9,623	14	977	1,946	2,622	2,909	876	279
200,000 and Over	9,638	16	824	2,168	2,509	2,894	962	265
Total	88,254	2,176	9,779	14,321	15,859	19,899	15,551	10,669
Median	\$88,388	\$37,282	\$93,512	\$112,025	\$116,562	\$107,293	\$64,316	\$44,686
Households with Incomes of ...								
\$50,000 or More	65,278	716	7,938	12,333	13,558	16,122	9,881	4,730
Percent	74.0	32.9	81.2	86.1	85.5	81.0	63.5	44.3
Village of Mukwonago								
Under \$15,000	196	2	6	6	38	63	39	42
15,000 - 24,999	175	4	12	14	15	30	47	53
25,000 - 34,999	173	4	20	18	10	10	62	49
35,000 - 49,999	302	29	19	19	61	74	55	45
50,000 - 74,999	575	32	96	89	68	74	134	82
75,000 - 99,999	385	13	54	64	87	82	57	28
100,000 - 124,999	419	8	72	115	100	80	32	12
125,000 - 149,999	356	3	39	59	114	94	32	15
150,000 - 199,999	317	1	36	76	88	66	37	13
200,000 and Over	334	1	47	133	68	57	22	6
Total	3,232	97	401	593	649	630	517	345
Median	\$86,901	\$55,338	\$96,527	\$118,335	\$111,794	\$94,544	\$60,295	\$44,301
Households with Incomes of ...								
\$50,000 or More	2,386	58	344	536	525	453	314	156
Percent	73.8	59.8	85.8	90.4	80.9	71.9	60.7	45.2

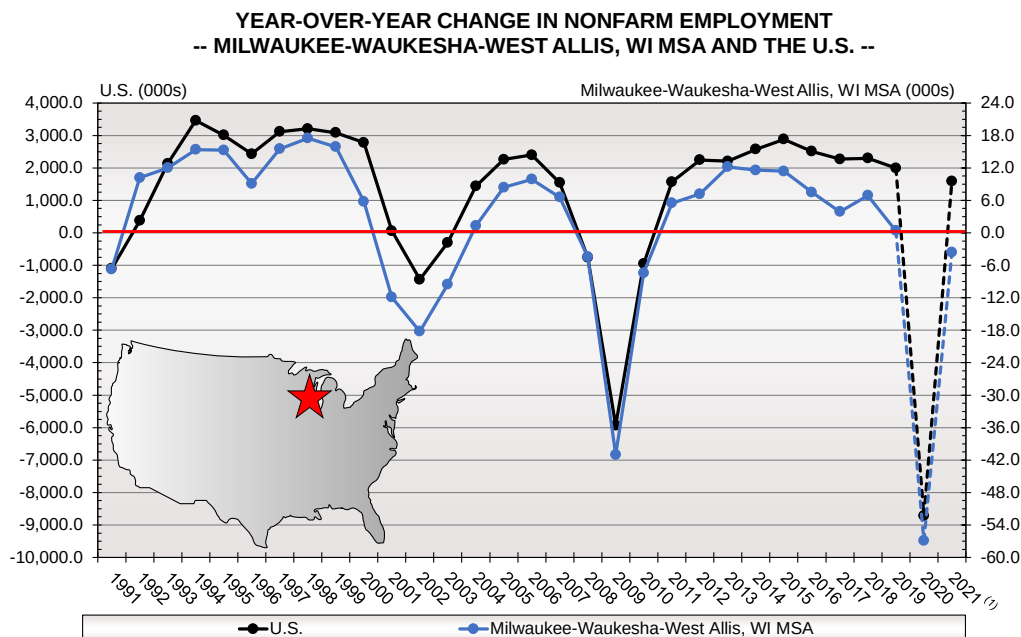
Sources: U.S. Bureau of the Census; Environics Analytics; and Tracy Cross & Associates, Inc.

EMPLOYMENT

Mukwonago, while supporting its own internal economic, is also within a reasonable driving distance to concentrations of employment within the PMA itself, and, given easy access to Interstate 43, and its connection with other major transportation systems, employment sources throughout much of the Milwaukee metropolitan area, especially its southwestern and western suburbs and downtown Milwaukee.

While one cannot discount the effect that the Great Recession had on the region's economy, not to mention the current/recent Covid-19 pandemic, employment growth throughout the four-county Milwaukee-Waukesha-West Allis MSA had been on the positive side for nine years in a row through 2019. For example, after losing 6.1 percent of its total nonagricultural wage and salary employed workforce from 2007 through 2010 (during the trough of the Great Recession), the metropolitan area saw its job rosters grow by 66,600 workers during the subsequent 2011-2019 period, averaging 7,400 annually, and equal to a growth rate of approximately 1.0 percent.

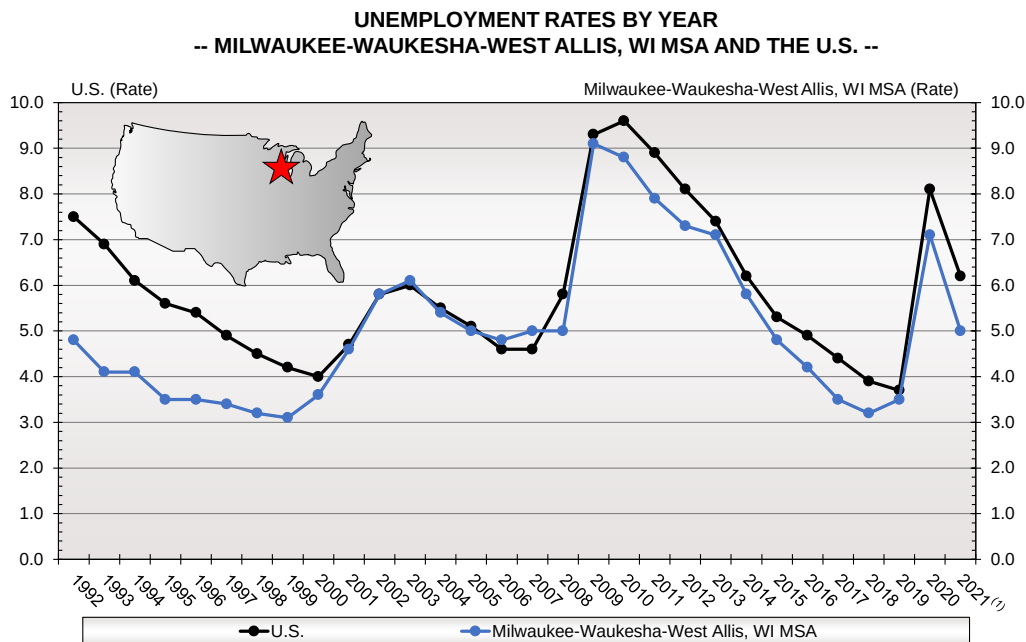
Most recently, and due entirely to the global/national pandemic and its impact on the economy, the MSA witnessed job losses of 56,900 in 2020 – erasing roughly 85 percent of the net gains witnessed during the 2011-2019 period. However, this severe loss of jobs is/was temporary, and affected those sectors of the economy most impacted by the pandemic. Moreover, this most recent Covid-related downturn has already reversed course as vaccine distribution in progressing – bolstering the economy. As illustrated in the following graphic, the majority of employment losses in 2020 were replenished during the first six months of 2021. Moreover, the Wisconsin Department of Revenue, the Job Center of Wisconsin, and the Wisconsin Department of Workforce Development expect the Milwaukee region's employment rosters to increase by an average of 0.9 percent annually over the next five years. As such, the four-county MSA is expected to witness the addition of at least 36,000 total new jobs through 2026, which translates to an annual average of 7,200 workers.



⁽¹⁾ January-June 2021 year-over-year.

Source: U.S. Department of Labor, Bureau of Labor Statistics

In addition, during the Milwaukee region's economic growth period of 2011 through 2019 (prior to the pandemic), the area's unemployment rate had been dropping steadily. As highlighted in the adjacent graphic, the Milwaukee area unemployment rate decreased from 8.8 percent in 2010 to just 3.5 in 2019. During this entire timeframe, the four-county MSA's unemployment rate remained at or *below* the nation as a whole. In addition, while unemployment in Milwaukee rose to 7.1 percent in 2020, i.e., the Covid-19 crisis, it remained lower than the 8.1 percent unemployment rate posted nationally. In addition, through the first six months of 2021, Milwaukee's unemployment rate had already retreated to 5.0 percent compared to a national average of 6.2 percent during the same time period.



It is also important to note that employment gains in nearby Walworth and Racine counties, too, were positive during the 2011-2019 period prior to the coronavirus pandemic. In addition, both areas are on the road to recovery. In Walworth and Racine counties, there are currently over 115,000 jobs represented.

RESIDENTIAL BUILDING ACTIVITY

Since 1990, the Mukwonago PMA has recorded an average of 991 residential building permits per year ranging from a recessionary-impacted low of 191 units in 2011 to a high of 1,884 units in 1997 when land was more readily available for multiple forms of residential offerings, especially in the northern portions of the PMA, and development activity was simply more prevalent (see **Exhibit 2.2**).

Historically, single family permit authorizations have outpaced multifamily issuances at a ratio of two-to-one. For example, between 1990 and 2020, single family permits, which include single-address duplex, townhome and villa units, averaged 664 units yearly, while multifamily volumes averaged 327 units per annum.

Most recently, and due to diminishing land availability in certain areas of the PMA; various restrictive zoning practices; more limited development interest (or a concentrated interest elsewhere); and, of course, the

2.2

RESIDENTIAL BUILDING PERMIT TRENDS
-- MUKWONAGO PRIMARY MARKET AREA --
1990 - 2020

Year	Mukwonago Primary Market Area		
	Total	Single Family	Multi-Family
1990	1,652	884	767
1991	1,315	852	463
1992	1,803	1,129	674
1993	1,526	1,075	451
1994	1,536	970	566
1995	1,312	830	483
1996	1,797	1,035	762
1997	1,884	888	996
1998	1,787	1,038	750
1999	1,814	1,109	705
2000	1,219	872	348
2001	1,291	1,025	266
2002	1,308	989	320
2003	1,392	1,135	257
2004	1,266	1,010	256
2005	1,135	711	424
2006	842	682	160
2007	702	486	216
2008	673	294	379
2009	217	192	25
2010	194	192	2
2011	191	181	10
2012	323	256	67
2013	456	320	109
2014	594	350	204
2015	318	305	40
2016	438	380	98
2017	440	394	46
2018	477	449	28
2019	414	281	132
2020	398	260	138
Averages			
1990 - 2020	991	664	327
1990 - 1999	1,643	981	662
2000 - 2008	1,092	800	292
2009 - 2015	328	256	71
2016 - 2020	433	353	81

Source: U.S. Department of Commerce, Bureau of the Census: *C-40 Construction Reports*

Great Recession, resulted in lower residential construction activity. For example, total permit volumes during the last ten years averaged 405 units annually throughout the PMA, a level well below volumes posted during the previous 20 years.

From a regional capture rate perspective, between 1990 and 2008, the Mukwonago PMA consistently accounted for 20+ percent of all residential permit activity in the four-county Milwaukee metropolitan region. Then, during and immediately following the Great Recession, the PMA's capture rate generally hovered between 15 and 20 percent. In the last six years, however, the PMA's capture rate has dropped into the 10-15 percent range (see **Exhibit 2.3**) as most residential development, both single family and multifamily, is occurring outside of the local area *In other words, as the greater Milwaukee area moved from an average of roughly 1,850 permits annually between 2009 and 2014 to nearly 3,300 units yearly from 2015-2020, the Mukwonago PMA did not increase proportionately.* This resulted, primarily, from supply-side constraints locally – as will be discussed in Section 3.

HOUSING DEMAND – AN OUTLOOK

During the 2021-2026 timeframe, construction requirements for new housing in the Mukwonago PMA will average 680 units annually. This 680-unit forecast can be tied to household growth levels estimated at 580 per annum through 2026, along with 100+/- units representing the replacement of residences lost to demolition and abandonment and the need to provide a vacancy allowance for filtering or movement from one residence to another.

**ANNUAL RESIDENTIAL ABSORPTION POTENTIALS BY PRODUCT TYPE
-- MUKWONAGO PRIMARY MARKET AREA --
2021 - 2026**

Of the 680 units expected to be constructed annually in the PMA during the 2021-2026 forecast period, 430 will occur among for sale housing forms with 250 represented in the rental apartment sector. As detailed in the adjacent text table, for sale housing demand will be distributed among 280 single family detached homes and 150 in the attached sector, i.e. duplexes, townhomes and condominiums.

Product Type	Units
Total	680
For Sale	430
Single Family Detached	280
Townhome/Duplex/Condominium	150
For Rent	250

Source: Tracy Cross & Associates, Inc.

Given the severe supply-side constraints market-wide (which, again, will be discussed in the following section of the report), it is highly likely that demand will exceed supply near term, especially in the for sale sector but also among multifamily rental forms. This market reality bodes extremely well for development/redevelopment initiatives in Mukwonago, if properly planned and executed. In fact, Mukwonago could capture a disproportionate share of demand, say 25-30 percent, with a properly positioned continuum of product.

In addition, not only is “derived demand” likely to outstrip supply near term, but the overall base of residential construction requirements could actually be *much higher* (i.e. double) during any given year where properly positioned supply is made available. This *doubling of demand* factors pent-up demand, especially in the multifamily sector; upside household growth potentials if properly positioned development were actually to occur; the limited amount of new construction housing alternatives internal to the PMA (again, to be discussed later); and spillover potentials from areas outside the PMA.



2.3

RESIDENTIAL BUILDING PERMIT TRENDS: 1990 - 2020 -- MUKWONAGO PRIMARY MARKET AREA --

Year	Total Permits		
	Milwaukee- Waukesha- West Allis MSA	Mukwonago Primary Market Area	
		Number	Percent of MSA
1990	8,166	1,652	20.2
1991	5,988	1,315	22.0
1992	7,519	1,803	24.0
1993	7,201	1,526	21.2
1994	6,945	1,536	22.1
1995	6,176	1,312	21.2
1996	6,446	1,797	27.9
1997	6,429	1,884	29.3
1998	7,141	1,787	25.0
1999	7,173	1,814	25.3
2000	5,631	1,219	21.7
2001	5,879	1,291	22.0
2002	5,936	1,308	22.0
2003	6,467	1,392	21.5
2004	5,902	1,266	21.5
2005	5,444	1,135	20.9
2006	4,290	842	19.6
2007	3,266	702	21.5
2008	2,444	673	27.5
2009	1,443	217	15.0
2010	1,941	194	10.0
2011	1,593	191	12.0
2012	1,793	323	18.0
2013	2,000	456	22.8
2014	2,416	594	24.6
2015	3,048	318	10.4
2016	4,055	438	10.8
2017	3,693	440	11.9
2018	3,791	477	12.6
2019	2,440	414	17.0
2020	2,753	398	14.5
Averages			
1990 - 2020	4,691	991	21.1
1990 - 1999	6,918	1,643	23.7
2000 - 2008	5,029	1,092	21.7
2009 - 2015	2,033	328	16.1
2016 - 2020	3,346	433	12.9

Source: U.S. Department of Commerce, Bureau of the Census: *C-40 Construction Reports*



3. THE RESIDENTIAL MARKETPLACE

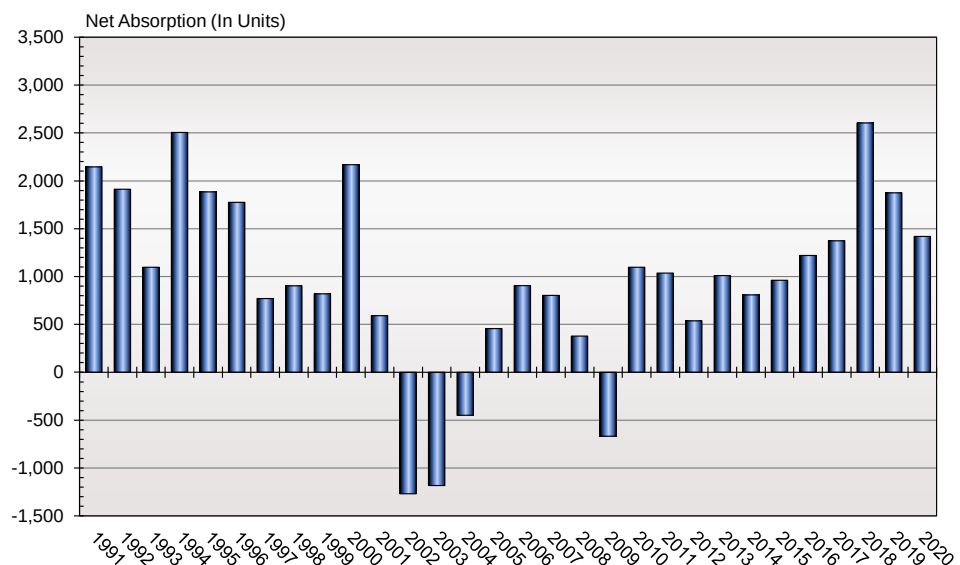
The most relevant sources of competitive influence upon future conventional residential offerings within Mukwonago will emanate from new/newer rental apartment development and for sale housing communities in the Mukwonago PMA, along with trends in the existing home market (i.e., the resale sector). This section of the report therefore summarizes relevant trends and statistics in the local housing market, placing concentrated emphasis upon the residential environment within Mukwonago itself, as activity in the immediate vicinity is most pertinent. We begin with an overview of the area's new construction rental apartment sector.

THE REGIONAL APARTMENT MARKET

Despite the physical, social, and economic impacts of the recent/on-going coronavirus pandemic, current rental apartment conditions in the greater Milwaukee region remain stable. For example, according to Reis, Inc., among all asset classifications of apartments in complexes of 20 units or more throughout the two core counties of the Milwaukee region, i.e., Milwaukee and Waukesha, a vacancy rate of 4.9 percent was reported at the close of the 2nd Quarter 2021, reflecting generally tight to balanced market conditions. In a normal (or balanced) market, vacancies of 5.0 to 6.0 percent are typically required for filtering, or movement between developments. In addition, the overall 4.7 percent vacancy rate includes new “un-leased” units among those developments still undergoing their initial absorption periods. When these communities are excluded, the vacancy rate in Milwaukee and Waukesha counties drops to a tight 3.4 percent.

Net rental absorption in the two core counties of the Milwaukee region has averaged over 1,200 units annually during the last ten years – reaching or exceeding the 1,350-unit mark in each of the last four including 2,604 units in 2018 and 1,874 units in 2019. For perspective, during the eleven-year period from 1990 through 2000, Milwaukee and Waukesha counties saw their occupied apartment stock, among all asset classifications, increase by a total of 19,191 units, or an annual average of 1,745. Following this period of positive absorption, the 2001-2009 timeframe saw net absorption drop into negative territory for four of the eight years during the period due to recessionary overtones during the first part of the decade, a dramatic increase in home ownership, and a fair amount of rental-to-condominium conversion activity.

RENTAL APARTMENT ABSORPTION TRENDS: 1990-2020
-- MILWAUKEE & WAUKESHA COUNTIES, WI --



Source: Reis, Inc.

THE LOCAL APARTMENT MARKET

Not only are vacancies among all asset classifications of apartments in Milwaukee and Waukesha counties in a tight to balanced condition at 4.7 percent (3.4 percent excluding new/unabsorbed units), but vacancies are *even tighter (extremely tight)* in the Mukwonago PMA. For instance, among 18 smaller- to larger-scale developments surveyed by our firm throughout the PMA, i.e., those containing 15 total units or more and constructed since 1990, the overall vacancy rate among stabilized developments stands at just 0.9 percent (see **Exhibit 3.1**). This figure excludes one community still undergoing its initial absorption period, i.e., Will Rose in Muskego which is currently absorbing units at a pace of 3.8 per month.

One of the primary reasons for the tightness of the local apartment market is the overall limited number of new construction developments throughout the PMA. For example, unlike many other suburban areas of the Milwaukee region, new rental apartment development in the overall Mukwonago PMA has not kept pace with demand during the last 20+ years. Since 2000, only nine (9) new rental communities have been introduced in this broad geographic area, *many of which are smaller in scale* and lacking community amenities. In other words, the amount of new development activity during the past several years has not been sufficient enough to restore balance in the rental sector.

Mukwonago, itself, has been a contributing factor in *attempting* to fill the multifamily supply void as four separate apartment communities have been introduced in the municipality over the last five years. These four developments, however, all of which have been well received, have not been adequate enough to meet the multifamily demands of the market as they are currently near capacity with a collective vacancy rate of just 1.5 percent among 203 total units. This is especially true considering just five (5) other apartment communities (243 total units) have been constructed throughout the entirety of the PMA in the last five years. In addition, Mukwonago's 258-unit River Park Place community, which was constructed in 1992, is currently 100 percent occupied with a waiting list.

**APARTMENT DEVELOPMENTS CONSTRUCTED IN 1990 OR LATER
-- MUKWONAGO, WISCONSIN --**

Development	Year Built	Total Units	Vacant	Vacancy Rate	Average Plan Size (Sq. Ft.)	Average Monthly Base Rent	Average Base Rent Per Sq. Ft.
Edgewood Village 	2019	30	1	3.3	1,299	\$1,850	\$1.42
Mukwonago Townhomes 	2021	16	0	0.0	1,470	2,195	1.49
Phantom Woods Estates 	2017	68	0	0.0	1,193	1,377	1.15
The Pointe 	2020	89	2	2.2	950	1,167	1.23
River Park Place 	1992	258	0	0.0	770	922	1.20
Total/Average:	---	461	3	0.7	926	1,141	1.23

Source: Tracy Cross & Associates, Inc.

3.1

**COMPOSITE RENTAL SUMMARY: APARTMENT COMMUNITIES CONSTRUCTED IN 1990 OR LATER
MUKWONAGO PRIMARY MARKET AREA: JULY 2021**

Development	Municipality	Year Construction Started	Total Units	Number Vacant	Percent Vacant (Absorption Rate in Units)	Average Unit Size (Sq. Ft.)	Average Posted Base Monthly Rent	
							\$	\$/Sq. Ft.
<u>Waukesha County</u>								
Edgewood Village	Mukwonago	2019	30	1	3.3	1,299	\$1,850	\$1.42
Mukwonago Townhomes	Mukwonago	2021	16	0	0.0	1,470	2,195	1.49
Phantom Woods Estates	Mukwonago	2017	68	0	0.0	1,193	1,377	1.15
The Pointe	Mukwonago	2020	89	2	2.2	950	1,167	1.23
River Park Place	Mukwonago	1992	258	0	0.0	770	922	1.20
The View at Towne Center	Muskego	2017	90	0	0.0	1,368	1,872	1.37
Will Rose ⁽¹⁾	Muskego	2020	51	5	9.8 (3.8/Mo.)	1,177	1,784	1.52
Central Pointe	New Berlin	2015	40	1	2.5	987	1,508	1.53
Highlands of New Berlin	New Berlin	1998	158	0	0.0	1,127	1,440	1.28
The Sanctuary	New Berlin	2001	182	5	2.7	1,210	1,974	1.63
Clearwater	Waukesha	2015	55	2	3.6	942	1,231	1.31
Glens of Waukesha	Waukesha	2000	72	1	1.4	1,078	1,207	1.12
Kendal Hills	Waukesha	2005	120	0	0.0	1,157	1,271	1.10
Whispering Ponds	Waukesha	1999	96	1	1.0	1,065	1,249	1.17
Wildflower Place	Waukesha	2000	81	3	3.7	948	1,082	1.14
<u>Walworth County</u>								
Honey Creek	East Troy	2006	274	0	0.0	1,027	1,176	1.15
<u>Racine County</u>								
The Cornerstone	Waterford	2021	84	0	0.0	1,098	1,328	1.21
Trail View Village	Waterford	2020	18	0	0.0	1,244	1,475	1.19
Total/ Weighted Average	---	---	1,782 / 1,731 ⁽²⁾	21 / 16 ⁽²⁾	1.2 / 0.9 ⁽²⁾	1,061	\$1,351	\$1.27

⁽¹⁾ Community is still undergoing its initial absorption period.

⁽²⁾ Excludes the community still undergoing its initial absorption period.

The two newest apartment communities to be introduced in the village of Mukwonago include The Pointe (89 units) and Mukwonago Townhomes (16 units). Both communities have been extremely well received with The Pointe reaching stabilized occupancy in just 11 months at an average absorption rate of 7.7 units monthly, while the smaller-scale Mukwonago Townhomes reached stabilized occupancy in less than six months.

Again, the success of recent apartment development in Mukwonago can be tied directly to an undersupplied market for many years, not only in Mukwonago, but throughout the PMA as a whole.

The average posted base rent level among apartment communities in Mukwonago ranges from a low of \$992 monthly for 770 square feet at River Park Place, which is almost 20 years old, to a high of \$2,195 per month for 1,470 square feet at the new Mukwonago Townhomes. The others fall between these two extremes. It should be noted that on a rent per square foot basis, Mukwonago supports some of the most competitive rents in the entire PMA when cast against other new developments.

FUTURE APARTMENT COMPETITION

With the exception of the large-scale Maple Center apartment development (650+ units) proposed on the east side of Mukwonago, along with two smaller-scale communities in the village totaling 87 units, only four other market rate apartment developments (405 total units) are officially in the planning pipeline at this time elsewhere throughout the entirety of the PMA.

THE FOR SALE MARKET

New construction for sale development throughout the Mukwonago Primary Market Area is generally characterized by smaller-scale broker- or builder-represented communities reflecting single family and duplex/townhome/condominium subdivisions directed to both primary and lifestyle consumer segments which (in many cases) have been marketed in phases over extended periods of time. Overall, there are only a modicum of recently introduced developments actively marketing new units in proprietary communities throughout the PMA, although some scattered site/lot sale development is also evident.

In the entirety of the PMA, single family building permits, which include single family detached homes as well as single-address townhomes, duplexes, and condominium/villa units, has hovered around 270 units annually over the last two years *in this broad geographic area*, despite demand potentials being much stronger based upon household growth levels and replacement derivatives. This lack of new construction for sale development activity is due, in part, to the built-out nature of certain portions of the PMA and, more importantly, the higher prices that now accompany new for sale developments, which has resulted in slower sales volumes. In fact, most proprietary subdivisions throughout the PMA are generating sales volumes in the 0.5 to 0.8 unit-per-month range – rates viewed as modest by most standards. In addition, major Milwaukee-area builders are currently favoring other areas of the region – where price can be more readily absorbed.

In Mukwonago, itself, active for sale development currently includes several single family and condominium communities that, while reflecting tasteful architecture, color schemes, etc., are, too, priced in the higher ranges and generating more modest sales volumes. As highlighted in the following text table, the new construction for sale communities in Mukwonago have generated a total of 18 sales/closings over the last 18 months.



**FOR SALE RESIDENTIAL DEVELOPMENTS
-- MUKWONAGO, WISCONSIN --**

Development	Product Type	Number of Sales/Closings (Last 18 Months)	Average Plan Size (Sq. Ft.)	Average Sales/Closing Price	Average Price Per Sq. Ft.
The Orchards	Single Family	4	2,158	\$421,438	\$195.29
Fox River Run	Single Family	1	2,302	450,000	195.48
Fairwinds	Single Family	10	2,172	487,800	224.59
Phantom Lake Preserve	Duplex/Condo	6	1,578	389,900	247.08
Chapman Villas	Duplex/Condo	1	1,412	414,900	293.84
The Grand	Townhome/Condo	1	1,746	409,900	234.77

Source: Tracy Cross & Associates, Inc.

In the overall Mukwonago PMA, new/newer **single family** closing activity has been generally steady over the last 2+ years, with little improvement, mainly because of the lack of new developments entering the market. As highlighted in the following text table, roughly 100 new single family detached homes are sold/closed annually in the PMA (through the local multiple listing service), at price points averaging over \$450,000. Given the limited amount of new construction development (overall), together with strong underlying currents of demand, the median closing price has risen steadily since 2019, while the average marketing time of a new single family home (days on market) has dropped precipitously.

**NEW/NEWER SINGLE FAMILY CLOSINGS
HOMES CONSTRUCTED BETWEEN 2017 - JUNE 2021: MUKWONAGO PMA
2019 - JUNE 2021**

Price Range	2019		2020		Jan-June 2021 (Annualized)	
	Number of Closings	Percent of Total	Number of Closings	Percent of Total	Number of Closings	Percent of Total
Under \$250,000	1	1.1	1	0.9	1	1.0
250,000 - 299,999	1	1.1	3	2.8	1	1.0
300,000 - 349,999	7	7.9	4	3.7	6	6.0
350,000 - 399,999	12	13.5	17	15.7	12	12.0
400,000 - 449,999	20	22.5	23	21.2	20	20.0
450,000 - 499,999	17	19.1	22	20.4	22	22.0
500,000 - 549,999	15	16.8	14	13.0	14	14.0
550,000 - 599,999	8	9.0	10	9.3	11	11.0
600,000 & Above	8	9.0	14	13.0	13	13.0
Total	89	100.0	108	100.0	100	100.0
Median	----- \$460,208 -----		----- \$463,970 -----		----- \$472,726 -----	
Average Days on Market	----- 88 -----		----- 72 -----		----- 44 -----	

Source: Southeast Wisconsin Multiple Listing Service

Please note that new construction closings recorded by the multiple listing service do not include all proprietary subdivision activity among single family developments, especially where individual lots are sold directly to the end consumer, who in turn, builds a semi-custom or custom home.

While the lack of new single family development (of scale) is keeping volumes in the more modest ranges, especially when demand is much stronger, so, too, is the overall higher price position of the new construction homes being built (as mentioned earlier). In fact, with the median price of a new/newer single family closing (as recorded through the multiple listing service) standing at \$472,726 during the first six months of 2021, there is a disconnect with the distribution of household incomes, which is putting extreme pressure on the existing home market, i.e. the resale sector. For example, the median closing price among new construction units in the PMA is now almost \$140,000 higher than that of a resale counterpart. As a result, prices in the existing home market have been increasing even more rapidly and the average “days on market” are extremely low.

As highlighted in the following text table, the average market time of an older-stock single family resale closing during the January-June 2021 period stood at just 18 days, down from 23 days in 2020 and 27 days in 2019. For reference, the typically marketing time for a single family detached resale in the Midwest ranges from 72-90 days. In the village of Mukwonago, the average market time of a single family resale during the last six months stood at just 19 days, and at closing prices similar to those reflected in the PMA as a whole.

**SINGLE FAMILY RESALE CLOSINGS
HOMES CONSTRUCTED BEFORE 2017: MUKWONAGO PMA
2019 - JUNE 2021**

Price Range	2019		2020		Jan-June 2021 (Annualized)	
	Number of Closings	Percent of Total	Number of Closings	Percent of Total	Number of Closings	Percent of Total
Under \$200,000	262	13.0	214	9.6	132	7.4
200,000 - 249,999	406	20.2	339	15.2	202	11.3
250,000 - 299,999	452	22.5	448	20.1	314	17.7
300,000 - 349,999	355	17.7	426	19.1	332	18.7
350,000 - 399,999	221	11.0	301	13.5	266	15.0
400,000 - 449,999	126	6.3	188	8.4	166	9.3
450,000 - 499,999	78	3.9	110	5.0	116	6.5
500,000 - 549,999	48	2.4	69	3.1	80	4.5
550,000 - 599,999	25	1.2	31	1.4	32	1.8
600,000 & Above	37	1.8	102	4.6	138	7.8
Total	2,010	100.0	2,228	100.0	1,778	100.0
Median	----- \$287,332 -----		----- \$313,350 -----		----- \$336,363 -----	
Average Days on Market	----- 27 -----		----- 23 -----		----- 18 -----	

Source: Southeast Wisconsin Multiple Listing Service

In the **duplex/townhome/condominium** sector, a similar condition exists in the PMA relative to pricing differentials between new construction units and resales. As highlighted in the table below, there are currently 75+/- new attached units being sold annually market-wide, again a relatively modest volume because of limited supply in this sector, coupled with price points that also exceed \$400,000 on average.

**NEW/NEWER DUPLEX/TOWNHOME/CONDOMINIUM CLOSINGS
HOMES CONSTRUCTED BETWEEN 2017 - JUNE 2021: MUKWONAGO PMA
2019 - JUNE 2021**

Price Range	2019		2020		Jan-June 2021 (Annualized)	
	Number of Closings	Percent of Total	Number of Closings	Percent of Total	Number of Closings	Percent of Total
Under \$200,000	5	10.6	0	0.0	0	0.0
200,000 - 249,999	2	4.3	0	0.0	0	0.0
250,000 - 299,999	5	10.6	0	0.0	0	0.0
300,000 - 349,999	6	12.8	12	17.4	12	15.3
350,000 - 399,999	7	14.9	17	24.6	18	23.1
400,000 - 449,999	14	29.8	18	26.1	22	28.2
450,000 - 499,999	3	6.4	10	14.5	18	23.1
500,000 & Above	5	10.6	12	17.4	8	10.3
Total	47	100.0	69	100.0	78	100.0
Median	----- \$389,261 -----		----- \$415,325 -----		----- \$420,567 -----	
Average Days on Market	----- 89 -----		----- 78 -----		----- 69 -----	

Source: Southeast Wisconsin Multiple Listing Service

Again, the higher price position found in the new construction attached sector is putting tremendous pressure on the existing home market as evidenced by duplex/townhome/condominium resale closings averaging just 16 days on market during the January-June 2021 period, down from 23 days in 2019. As highlighted in the following text table, the difference in price between typical resale and new construction attached sector units is roughly \$200,000.

**DUPLEX/TOWNHOME/CONDOMINIUM RESALE CLOSINGS
HOMES CONSTRUCTED BEFORE 2017: MUKWONAGO PMA
2019 - JUNE 2021**

Price Range	2019		2020		Jan-June 2021 (Annualized)	
	Number of Closings	Percent of Total	Number of Closings	Percent of Total	Number of Closings	Percent of Total
Under \$150,000	112	28.1	108	25.1	52	13.4
150,000 - 199,999	104	26.1	108	25.1	76	19.7
200,000 - 249,999	108	27.1	102	23.7	102	26.4
250,000 - 299,999	48	12.1	51	11.9	78	20.2
300,000 - 349,999	13	3.3	26	6.0	32	8.3
350,000 - 399,999	7	1.8	15	3.5	32	8.3
400,000 - 449,999	4	1.0	9	2.1	12	3.1
450,000 - 499,999	2	0.5	9	2.1	1	0.3
500,000 & Above	0	0.0	2	0.5	1	0.3
Total	398	100.0	430	100.0	386	100.0
Median	----- \$191,953 -----		----- \$199,601 -----		----- \$232,007 -----	
Average Days on Market	----- 23 -----		----- 20 -----		----- 16 -----	

Source: Southeast Wisconsin Multiple Listing Service

The limited amount of *new construction* product in the overall market, especially at price points more in-line with typical “new versus resale” differentials, is also having an impact on overall inventory levels. For example, among all residential resales in the PMA (both detached and attached excluding new construction), inventory levels are low. As outlined in the following text table, with only 485 single family listings reported at the beginning of July 2021, and with closing activity totaling 2,228 units in 2020, single family resale inventory levels in PMA stand at just 2.61 months, which falls below the typical three- to four-month inventory period that exists in more normal, or balanced, existing home markets. In the attached sector, an even lower level of inventory exists at just 2.20 months. The most notable areas of imbalance in the detached sector can be found at price points below \$500,000, and in the attached sector, below \$400,000.

**RESALE INVENTORY ANALYSIS IN MONTH'S SUPPLY
MUKWONAGO PMA**

Price Range	Closings 2020 (Full Year)	Current Listings As of 7/1/2021	Months of Inventory
Single Family Detached			
Under \$200,000	214	35	1.96
200,000 - 249,999	339	38	1.35
250,000 - 299,999	448	69	1.85
300,000 - 349,999	426	81	2.28
350,000 - 399,999	301	66	2.63
400,000 - 449,999	188	43	2.74
450,000 - 499,999	110	34	3.71
500,000 - 549,999	69	28	4.87
550,000 - 599,999	31	22	8.52
600,000 & Above	102	69	8.12
Total	2,228	485	2.61
Duplex / Townhome / Condominium			
Under \$150,000	108	13	1.44
150,000 - 199,999	108	15	1.67
200,000 - 249,999	102	13	1.53
250,000 - 299,999	51	9	2.12
300,000 - 349,999	26	9	4.15
350,000 - 399,999	15	6	4.80
400,000 - 449,999	9	6	8.00
450,000 - 499,999	9	6	8.00
500,000 & Above	2	2	12.00
Total	430	79	2.20

Source: Southeast Wisconsin Multiple Listing Service

Suffice it to say that the state of the current new construction home market throughout the PMA represents an opportunity for development/redevelopment in the village of Mukwonago on the basis of supply-side constraints (both rental and for sale), along with the extreme price disparity that exists in the for sale sector between new construction and resales. In other words, given current market conditions in both the rental apartment and for sale sectors of the market, Mukwonago is in a unique position to capitalize on current market conditions.

FUTURE FOR SALE COMPETITION

There are currently several for sale communities either formally in the Mukwonago planning pipeline or in the early discussion stages. Most of these reflect smaller-scale developments and/or extensions of existing subdivisions. Elsewhere throughout the PMA, just a modicum of for sale housing communities are in planning totaling less than 500 units at this time, distributed among various smaller-scale single family and duplex/townhome/condominium projects. Again, future “known” supply indicates clear imbalance relative to underlying demand potentials.



GENERAL LIMITING CONDITIONS

Tracy Cross & Associates, Inc. has made extensive efforts to confirm the accuracy and timeliness of the information contained in this study. Such information was compiled from a variety of sources, including interviews with developers/property managers and their agents, government officials, and other third parties. Although Tracy Cross & Associates, Inc. believes all information in this study is correct, it does not warrant the accuracy of such information and assumes no responsibility for inaccuracies in the information provided by third parties.

Conclusions and recommendations established in this analysis represent a professional opinion and are based upon forecasts into the future which could be significantly altered by outside occurrences. These include, among others, the possible interplay of unforeseen social, economic, physical/environmental, and governmental actions. In this regard, Tracy Cross & Associates, Inc., its owners, and its employees shall be held harmless of changes in conditions that may materially result from these occurrences.



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To: Planning Commission
From: John Fellows, Community Planner, Interim Economic Development Director
Date: December 1, 2021
Regarding: Zoning Code and Sign Code – Drafts – **Lighting – Parking – Alt Dev. Options**

Attached you will find a draft for Lighting, Parking and Alternate Development Options. At the meeting we will provide a summary of the document. Below are a series of question for you to consider prior to the meeting. Staff will be looking for direction to each of these questions.

Please review the document and bring any questions, comments, or suggestions to the meeting so we can address. At this time the document is a draft and there are still elements and components that have not been drafted, but we both feel it is important to provide drafts of the documents to the commission as we move forward.

Below is summary for the top ten policy questions. Feel free to revise/edit.

Based on the PC's feedback at the meeting, we can dive a little deeper on some other policy questions (time and interest level dependent).

Questions to Consider:

Issue # and Article

- | | | |
|------------------------------------|--|--|
| 1. Alternative Development Options | Background: In the past, developers have used the planned unit development (PUD) option as a way to get around a requirement in the zoning code. The proposed draft treats PUDs differently. Section 102.1300 states that the development project must provide a "higher level of site design, landscaping, architectural control, and other aspects of aesthetic and functional excellence."

Question: Is that change agreeable? | ☐ Yes
☐ No
☐ Not sure |
|------------------------------------|--|--|

Note: The code intends to have other "relief valves" rather than the PUD as an option.

Issue # and Article			
2.	Alternative Development Options	Background: The current zoning code does not include any provisions related to conservation subdivisions, even though the comprehensive plan identifies areas where they may be located. The proposed code includes conservations subdivision as an option (Division 3). Question: Is that agreeable? This may not be a mapped district, but is a tool that can be used in the future.	☐ Yes ☐ No ☐ Not sure
3.	Alternative Development Options	Background: Some conservation subdivision design provisions award density bonuses (more homes) if certain objectives are achieved. Question: Should the draft incorporate bonuses? Note: this is a common provision.	☐ Yes ☐ No ☐ Not sure
4.	Alternative Development Options	Background: The proposed draft (Division 4) includes standards for cottage housing. As drafted, the Village has total control over when a project is located and how it is designed. Question: Is that agreeable? If yes, then we can spend more time reviewing the details.	☐ Yes ☐ No ☐ Not sure
5.	Alternative Development Options	Background: The proposed draft (Division 5) includes standards for adaptive reuse of institutional buildings in residential areas. Question: Is that agreeable? If yes, then we can spend more time reviewing the details.	☐ Yes ☐ No ☐ Not sure
6.	Parking, Loading and Access	Background: Electric vehicle charging stations are addressed in Section in 120-2404 of the proposed code. Some cities are now requiring charging stations, while others simply encourage the installation of charging stations. Question: Should the new code require charging stations in parking lots? Should they require them in certain situations or locations?	☐ Yes ☐ No ☐ Not sure
7.	Parking, Loading and Access	Background: Parking for bicycles is addressed in Section 102.2407 of the proposed code. Some cities are now requiring bike parking, while others simply encourage it. Question: Should the new code require bicycle parking for some land uses, like institutional uses and commercial retail?	☐ Yes ☐ No ☐ Not sure
8.	Outdoor Lighting	Background: The current code states that lighting does not cross the lot line (i.e., zero footcandles). Compared to other codes in other places, that restriction is pretty restrictive. The current draft establishes a maximum level of light trespass at the lot line of 0.1 footcandles if residential and 0.2 footcandles if commercial/industrial (Table 19-1). Question: Is that change agreeable?	☐ Yes ☐ No ☐ Not sure

Issue # and Article

9.	Outdoor Lighting	Background: The current code does not address outdoor lighting for single family properties. The current draft establishes a maximum level of light trespass at the lot line (Table 19.1). Question: Is that agreeable?	☐ Yes ☐ No ☐ Not sure
10.	Outdoor Lighting	Background: Some codes establish a maximum amount of lighting based on where the parcel is located in the community. The proposed code has such a provision in Table 19-1. For example, a school or a church in a residential neighborhood would be allocated less lighting so it fits in the character of the area. Higher lighting levels would be allowed in the downtown and the commercial/industrial corridors. Question: Is that agreeable as a general concept? If yes, staff can provide additional details.	☐ Yes ☐ No ☐ Not sure

ARTICLE 9 ALTERNATIVE DEVELOPMENT OPTIONS

Divisions

1. Conventional planned development district
2. Business mixed-use development district
3. Conservation design subdivision
4. Cottage housing project
5. Adaptive reuse project

DIVISION 1 CONVENTIONAL PLANNED DEVELOPMENT DISTRICT

102.1300 Generally

A conventional planned development is a special type of zoning district that deviates from one or more of the standards of the underlying zoning district. This option, therefore, allows greater freedom, imagination, and flexibility in the development of land while ensuring substantial compliance with the basic intent the Village's zoning regulations and comprehensive plan.

In exchange for this flexibility, conventional planned developments shall provide a much higher level of site design, landscaping, architectural control, and other aspects of aesthetic and functional excellence than normally required for other developments, which may not be conceived and implemented as a comprehensive and cohesive unified project.

102.1301 Application and review procedure

A conventional planned development is reviewed as a planned development district as set forth in Article 5, except as may be specifically modified in this division.

102.1302 Specific review criteria

In addition to the general review parameters for a planned development district enumerated in Article 5, The Plan Commission in making its recommendation and the Village Board in making its decision shall determine that the proposed development is better than what is currently permitted based on the design and development standards of the underlying zoning district. For example, a planned development district is better than what is otherwise allowed, when it includes desirable features or amenities that are not otherwise required, such as additional landscaping/buffering, open space, or enhanced design elements.

102.1303 Where allowed

A conventional planned development is allowed in any zoning district.

102.1304 Minimum development parcel

At the time of establishment, the conventional planned development must include 5 acres or more of contiguous lands, except for redevelopment projects which have no minimum requirements.

102.1305 Ownership

At the time of establishment, all land within a conventional planned development must be under single ownership or control.

102.1306 Permitted uses

- A. **Generally.** When the underlying zoning district is a residential or commercial district, a combination of residential, institutional, recreational, and/or commercial uses may be allowed. When the underlying zoning is an industrial district, a combination of institutional, commercial, and industrial uses may be allowed. A planned development district with a mix of residential and industrial uses is prohibited.
- B. **Listing in Appendix A.** All land uses allowed in an approved conventional planned development must be listed in Appendix A.

102.1307 Permissible modifications

To create a unified development that is economically successful to both the developer/owner and the Village, and to require high quality standards for site design, architectural design, landscaping, proper infrastructure, environmental protections, and protection of persons and property, the development standards specifically listed below may be modified.

- (1) **Setbacks.** Building, parking lot and drive aisle setbacks may be modified. With reduced setbacks, the Village may require larger setbacks on another part of the property and may require additional landscaping or use of berms, for example, to offset a lesser setback. Through a planned unit development, drive aisle setbacks may be modified or eliminated to promote cross access between adjacent properties in separate ownerships. Approval of a planned unit development may set a minimum standard for distance between buildings within the same planned unit development.
- (2) **Greenspace.** Minimum greenspace setbacks may be modified. With reduced setbacks, the Village may require larger setbacks on another part of the property and may require additional landscaping or use of berms, or additional or larger parking lot landscaped islands, for example, to offset a lesser setback.
- (3) **Landscaping.** The placement of landscaping may be modified, provided the overall amount of landscaping is provided to accomplish the intended purposes.
- (4) **On-site parking.** Modifications to on-site parking requirements may occur, especially in a unified development where various uses on the site have different parking demand times throughout the day or week and allows shared parking between uses, or when a use of uses on a property have an established lower parking demand than required by the parking standards. Parking modifications may apply to parking space and aisle minimum widths and sizes for uses that display vehicles or equipment. Through planned unit development modifications, the Village may establish design standards for any requested parking structure.
- (5) **Architectural design.** Modifications to the minimum architectural standards of the underlying zoning district may occur to enhance and provide greater quality to a development than the minimum standards allow, or to enhance an architectural theme of a unified development.
- (6) **Architectural embellishments.** In non-residential developments, modifications to building height maximums may occur to provide architectural embellishments, such as a spire or clock tower that is part of an architectural theme.
- (7) **Multiple buildings on a site.** Modifications may occur to allow multiple principal buildings on a site and/or to allow buildings normally considered accessory structures, such as clubhouses, pavilions, gazebos, and the like.
- (8) **Outdoor display.** Modifications may occur to allow outdoor displays of goods for sale within the adjacent principal building. The Village may establish standards for location, type, amount and duration of outdoor display.

Any development standard not listed above shall not be modified.

102.1308 Effect of approved planned unit development overlay district on land division standards

Development in a planned unit development district is subject to the Village's land division regulations to the extent applicable, except that the Village Board, upon recommendation of the Plan Commission, may waive a development standard in the land division regulations as provided therein.

102.1309 Review of actual development

If the Village Board approves a conventional planned development district, proposed development in the district is reviewed consistent with the requirements of this chapter as may apply (e.g., building, site, and plan of operation) and the approved general development plan.

102.1310 through 102.1349 (Reserved)**DIVISION 2
BUSINESS MIXED-USE DEVELOPMENT DISTRICT****102.1350 Generally**

A business mixed-use development is a fully integrated and unified plan for multi-family housing together with commercial uses and open space on the same or nearby parcels.

102.1351 Application and review procedure

A business mixed-use development is reviewed as a planned development district as set forth in Article 5, except as may be specifically modified in this division. A business mixed-use development shall not be allowed modifications for the mapped designated locations for business mixed-use development, for maximum density or for maximum building height; except as stated for maximum height.

102.1352 Where allowed

A business mixed-use development district is only allowed within the Interstate planning district and the South Main Street/River South Planning District as described and mapped within the comprehensive plan. Furthermore, within the stated planning districts, the business mixed-use overlay standards may be utilized only on properties designated for a business mixed-use land use within the corresponding maps of the comprehensive plan for the stated planning districts.

102.1353 Characteristics of a business mixed-use development

Each approved business mixed-use development shall achieve the following characteristics:

- (1) Be located within a business/commercial setting where the addition of multi-family residential dwelling units enhances the business/commercial environment.
- (2) Be compact and efficiently utilize land pursuant to concepts of traditional neighborhood development, as defined in Wisconsin Statutes.
- (3) Provide multi-family residential with commercial and open space uses in close proximity to one another on the same development site.
- (4) Provide a housing choice or choices to enhance an active and growing economic base.
- (5) Improve aesthetics of the built environment and be aesthetically synergistic with Village atmosphere and its respective business district.
- (6) Proper and adequate public sanitary sewer and public water facilities are available to serve the development site.
- (7) Proper and adequate storm water and water quality facilities are provided.
- (8) Conformance with the performance standards to a maximum multi-family density of 20 dwelling units per acre.

102.1354 Underlying zoning

Each business mixed-use development shall be approved with an underlying business zoning district consistent with the base land use designated for the site pursuant to the comprehensive plan.

102.1355 Maximum principal building number of stories and height

- A. **Interstate planning district.** The maximum building height in the Interstate planning district is four stories to a maximum height of 52 feet. With Plan Commission and Village Board approval, architectural appurtenances may extend the maximum height to 60 feet.
- B. **South Main Street/River South planning district.** The maximum building height in the South Main Street/River South planning district is four stories, of which a maximum of three stories may be residential, to a maximum of 52 feet. With Plan Commission and Village Board approval, architectural appurtenances may extend the maximum height to 60 feet.

102.1356 Maximum density

The maximum multi-family residential density shall be 20 dwelling units per net acre of the entire development site, with net acre meaning the gross size of a site minus any right-of-way. Furthermore, the business mixed-use development shall conform to all performance standards for business mixed-use development approval listed in § 102-~~54~~ [54(g)].

102.1357 Site and building standards

- A. **Ingress/egress.** Two routes of ingress/egress to an external public right-of-way shall be provided. A boulevard-style driveway may count as two routes if a secondary emergency ingress/egress route is provided. The Mukwonago Fire Chief may require additional ingress/egress routes.
- B. **Parking.** The minimum number of parking spaces as required in Article 18 shall be provided, with either outside surface parking spaces or within an enclosed garage accessible to the public, including handicapped parking spaces. The minimum number of parking spaces required for residential shall be one enclosed garage space per dwelling unit plus one additional space per dwelling unit that may be within an enclosed garage or as outside surface spaces. An additional 0.25 space per dwelling unit shall be provided for guest parking either enclosed but accessible to guests or outside surface spaces. No detached garage parking spaces are permitted except as a multi-story parking structure providing spaces to both the businesses and residential dwelling within the business mixed-use development. However, the plan commission may recommend and the Village Board may require additional parking spaces for residential.
- C. **Driveway and parking design.** All internal driveways and parking lots shall be completed with a solid paved and dustless surface. All internal driveways and parking lots shall be completely surrounded by concrete curb and gutter, except for pedestrian ramps and openings for storm drainage, and except when parking spaces abut to pedestrian sidewalks raised from the surface of the driveway or parking.
- D. **Public safety access.** The site shall be designed to allow police and fire access to each building, including provision that Mukwonago fire department ladder apparatus can correctly position on a flat and paved surface to reach unit porches and/or windows on the top floor surrounding 75 percent of each building exterior.
- E. **Architectural design of buildings.** The following standards apply to the architectural design of buildings of a mixed-use development.
 - (1) **Proportion.** Any building with residential shall have a length (in feet) at least 1.5 times the maximum height (in feet) of the building.
 - (2) **Facade articulation.** Consistent with the design of traditional storefront buildings, new buildings shall be divided into smaller increments through articulation of the facade. This can be achieved through combinations of the following techniques and other techniques that may meet the intent of this standard:
 - (a) Stepping back or extending forward a portion of the facade, called facade modulation.

- (b) Vertical divisions using different textures or materials, although materials may be drawn from a common palette.
 - (c) Division of the first floor exterior into storefronts, with separate display windows and entrances.
 - (d) Variation in roof lines by alternating dormers, stepped roofs, gables or other roof elements to reinforce articulation or modulation.
 - (e) Use of arcades, awnings, window bays or porches at intervals equal to the articulation interval.
 - (f) Ground floor units intended for commercial uses shall have a minimum of 40 percent of the store front to be occupied by windows, doors, etc.
- (3) **Street-facing facades.** No blank walls shall be permitted to face the public street, sidewalks, or other public spaces such as plazas. Elements such as windows, door, columns, changes in material, and similar details shall be used to add visual interest.
- (4) **Mechanical equipment.** All roof based mechanical equipment as well as vents, pipes antennas, satellite dishes, and other roof penetrations (except chimneys), shall be screened from view from the street. All ground mounted mechanical equipment shall be placed at the rear or sides of the property and screened by landscaping. If ground mounted mechanical equipment has not other option than to be facing the public street then the devices shall be screened with solid masonry walls with landscaping.
- (5) **Roofs/tops.** Building roof/tops shall include features that distinguish the building top from the remainder of the building. Such items may include a cornice, sloping roof with overhangs, stepped parapets, etc.
- (6) **Building colors.** Exterior building colors shall be non-reflective, subtle, neutral, or earth tone. The use of high intensity colors, metallic colors, black, or fluorescent colors shall be prohibited. Building trim and architectural accent elements may feature brighter colors, but such colors shall be muted, not metallic, not fluorescent and not specific to particular uses or tenants. Standard corporate and trademark colors shall be permitted only on sign face and copy areas.
- (7) **Four-sided architecture and materials.** All sides of the building or buildings shall be similar in articulation and use of materials. Further, the building design shall be composed of a suitable mix of the allowed materials shown within the following table.

Table 9-1. Building Materials

Building Materials	Base/Bottom of Building	Middle of Building	Top of Building	Trim/Accent Material	Additional Standards (See key below)
Brick (Face/Veneer/Tile)	X	X	X	X	
Concrete Panels, Tilt-up or Precast	X	X	X	X	A
EIFS/Synthetic Stucco			X	X	B
Fiber-Cement Siding/Panels	X	X	X	X	
Glass Curtain Wall System	X	X	X	X	
Glass Storefront	X	X	X	X	
Metal Panels		X	X	X	C
Reflective Glass/Spandrel				X	D
Split Face Block	X	X	X	X	E
Stone/Stone Veneer	X	X	X	X	
Stucco; Hand-Laid			X	X	B
Vinyl Siding				X	F, D
Wood/Wood Composite		X	X	X	F

(X means the material is allowed as specified)

Key:

- A Shall incorporate horizontal and vertical articulation and modulation, including but not limited to changes in color and texture, or as part of a palette of materials.
- B Shall not be within 3 feet from the floor of common access pedestrian areas or where high pedestrian traffic is anticipated as well as at least one floor above ground level.
- C Shall be used in conjunction with a palette of materials; shall be a heavy gauge (20 gauge or higher) metal, and; shall be non-reflective.
- D Shall be used in limited quantities as an accent material.
- E Shall be used in conjunction with a palette of materials and shall not comprise more than 33 percent of any building wall adjacent to a public street or walkway.
- F Shall be used in limited quantities (maximum 10 percent coverage) due to its limited durability.

F. Urban design components. The following urban design components apply:

- (1) Buildings shall be located parallel to the public right of way. The maximum setback shall be 20 feet from the right of way line.
- (2) Open space between the public right of way and the building facade shall be landscape with pedestrian amenities at a pedestrian scale. Features shall include pedestrian scaled amenities and designs, simple lawns or paved areas is not encouraged.
- (3) Buildings shall be designed to frame the corner of and adjacent street intersection or entry point to a development.
- (4) Primary entries of a building(s) shall be oriented towards a public street. If a development has internal buildings facing private roads then the primary entries shall orientate towards the private road, public / semipublic space.
- (5) Large sites shall be broken up into smaller more pedestrian scaled blocks.
- (6) New buildings shall be configured to be located parallel to public or private rights of way to define street edges and define spaces between buildings that create pedestrian scaled spaces.
- (7) When residential units are located on the first floor the design of the streetscape shall include a semi-public space with landscaping features such as plantings and walls to define the public space but allow for transparency from the public space into the semi-public space.
- (8) Amenities shall be provided to enhance enjoyment of the site by residents of the development and to enhance site aesthetics. While the amount and extent of provided amenities may be determined by the size of the development in terms of land area and allowed number of dwelling units, the Plan Commission and the Village Board approval will consider the amount of provided amenities.
 - (a) The types of interior building amenities may include fitness room(s), clubhouse or community/party room(s), game room(s), secure additional storage room or area for residents, porches/balconies, manned on-site management office, etc.
 - (b) The types of exterior site amenities may include natural or paved pedestrian paths, paths and sidewalks connecting to off-site paths or sidewalks, fitness trails, swimming pool and other sports/athletic facilities, outdoor gathering areas, decorative parking lot lighting, a landscape plan beyond the minimum requirements, clearly marked building/unit addresses complementary to the building design, etc.

G. Landscaping. The following standards apply to landscaping of a multiple-family development. In addition, the minimum greenspace on a multiple-family property approved under these performance standards shall be 25 percent in the **B-2** and **B-3** zoning districts, and 35 percent in the **B-4** and **B-5** zoning districts.

- (1) Areas not covered by buildings, pavement and sidewalks, and storm water and water quality management facilities shall be landscaped with a suitable, permanent ground cover with the planting of deciduous and coniferous trees, decorative trees, scrubs/bushes and flowers. The use of benches, fountains, tables, monuments, etc. are encouraged to enhance the overall landscape and aesthetics of the development.

- (2) There shall be planted, at a minimum, 0.25 deciduous and/or coniferous tree per dwelling unit in addition to shrubs/bushes and flowers. The Plan Commission may require additional plantings to enhance appearance and create buffers.
 - (3) The use of berms and decorative fencing shall be utilized to enhance the landscaping to buffer neighboring uses.
 - (4) Storm water management and water quality run-off control features shall be incorporated into the overall landscape plan and utilized as a site amenity. The use of rain gardens, green roofs, and/or other infiltration storm water design is strongly encouraged.
 - (5) The entire site shall be designed so that each dwelling unit from its interior has views of outside landscaping and amenities.
 - (6) Preserved environmental features on a site shall be incorporated into the landscape plan for viewing and/or passive enjoyment by residents of the development.
 - (7) All landscaping and landscaping enhancements shall be maintained in good condition after installation at all times. Property owner or owners shall replace any plant material that becomes diseased, deteriorated, or no longer growing within 90 days.
 - (8) The landscaping plan shall conform to standards of Chapter 34 of the municipal code for the preservation and planting of trees.
- H. **Conformance with other standards.** The entire site design shall conform to other development standards of the Village of Mukwonago and other agencies and may be amended from time to time. The other standards may include, but are not limited to sewer and water design, street design, storm water management and water quality, shoreland setbacks, preservation of environmental features, exterior lighting, fire code, etc.
- I. **Additional guidelines.** The Plan Commission and the Village Board may adopt guidelines to supplement the standards in this section. The guidelines may be amended from time to time.

102.1358 through 102.1399 (Reserved)

DIVISION 3 CONSERVATION DESIGN SUBDIVISION

102.1400 Generally

The conservation design development option gives design flexibility to preserve unique or sensitive natural areas including groundwater recharge areas, floodplains, wetlands, streams, steep slopes, woodlands, prairies, wildlife habitat, and environmental corridors.

102.1401 Application and review procedure

A conservation design development is reviewed as a planned development district as set forth in Article 5, except as may be specifically modified in this division.

102.1402 Where allowed

Conservation design developments are only allowed in the following base districts: .

102.1403 Minimum development parcel

At the time of establishment, a conservation design development shall include 20 acres or more of contiguous lands.

102.1404 Ownership

At the time of establishment, all land within a conservation design development shall be under single ownership or control.

102.1405 Density

The number of lots in a conservation design development is determined based on the steps described below.

Step One. Calculate the net developable area as follows:

1. Total site area as determined by site survey: _____ acres
2. Subtract total reductions from the worksheet below: (minus) _____ acres
3. Equals net developable area: _____ acres

Worksheet for Area Reductions for Environmental Constraints and other Features

100 percent of the area that is needed for public right-of-way for any existing roads (i.e., from lot line to the base setback established by the Walworth County or Waukesha County highway width map)	_____ acres
100 percent of the area that is within the floodplain overlay district and that is or can be defined as floodway	_____ acres
50 percent of the area that is within the floodplain overlay district and that is or can be defined as floodfringe	_____ acres
50 percent of the area that constitutes a wetland	_____ acres
50 percent of the area where the slopes are more than 20 percent	_____ acres
50 percent of the area within the environmental corridor overlay district, if any	_____ acres
10 percent of the area where the slopes are from 12 percent to 20 percent	_____ acres
Total	_____ acres
Note: Acres are rounded to tenths of an acre. If an area is in more than one category, the most restrictive category will apply.	

Step Two. Calculate the maximum number of residential lots by dividing the net developable area by the minimum lot size for the zoning district. (The dividend is rounded down to the next whole number.)

Step Three. Determine the number of lots that are allowed as a density bonus as described in _____. (Does the Village want to grant a density bonus?)

Step Four. The land division is laid out so that each lot (1) complies with all applicable dimensional standards (e.g., minimum lot area, lot width) as set forth in the zoning district regulations and land division regulations, (2) do not contain more than the maximum levels of features in Table 9-2, and (3) has a building envelope of sufficient size and configuration to accommodate principal and accessory uses that are allowed in the zoning district. Overall, lots must be laid out so as to minimize potential development in the environmental corridor (EC) overlay district.

Table 9-2. Maximum Area of a Lot with Environmental Constraints

Feature	Percent of Lot
Wetlands (These are to be located in outlots.)	0
Floodfringe	10
Land where the slopes are more than 20 percent plus floodfringe	40

102.1406 Lot sizes

Lots in a conservation subdivision development shall comply with the minimum lot sizes as follows:

- (1) [REDACTED]
- (2) [REDACTED] (let's discuss)

102.1407 Minimum open space requirements

A minimum of 40 percent of the net land area (e.g., total area less land dedicated for existing streets) shall be set aside as protected common open space.

102.1408 Design of open space areas

The design and layout of residential lots and open space areas should satisfy the following to the greatest extent possible as determined by the Plan Commission:

- (1) Residential lots and open space area are designed and arranged to minimize the destruction or alteration of natural resource features. In order of priority, open space outlots should include the following natural resource, open space, and agricultural features, in whole or in combination:
 - (a) lakes, ponds, rivers, streams, wetlands, shorelands and floodplains;
 - (b) woodlots and forests;
 - (c) prairies;
 - (d) environmental corridors;
 - (e) steep slopes (greater than 12 percent);
 - (f) other areas comprised of wet, poorly drained, and organic soils; and
 - (g) other drainage and stormwater facilities.
- (2) Open space areas area designed and arranged to:
 - (a) provide a perimeter buffer not less than 50 feet in width between residential lots within the subdivision and adjoining residential property;
 - (b) provide for the continuation of and cross access between existing and future open space areas on adjoining properties; and
 - (c) provide at least one pedestrian-type accessway or easement from each public subdivision street to each open space area within the development that is not less than 30 feet in width;
 - (d) provide a minimum open space buffer not less than 50 feet around wetlands.
- (3) Residential lots are arranged within the parcels being developed in order to:
 - (a) minimize potential conflicts with adjoining agricultural uses and operations,
 - (b) minimize the number of abutting residential lots so no more than two lots about any other lot, and
 - (c) maximize the number of lots that abut and have access to the open space areas provided within the development.
- (4) Individual lots, parcels, and outlots are designed and arranged to minimize the amount of land required for additional public roads while providing for the future extension of public streets to adjoining vacant land.

102.1409 Ownership of open space areas

- A. **Lot owners.** Open space areas may be held by all of the lot owners within the development as an undivided fractional interest.

- B. **Condominium.** Open space areas may be held as a common element as set forth in a condominium agreement. Such agreement shall be approved as to form by the village attorney and shall comply with the requirements of Chapter 703, Wis. Stats. An association of unit owners shall be formed to govern the affairs of the condominium and membership shall be mandatory.
- C. **Fee simple transfer to a public agency.** Open space areas may be transferred to the Village or other public agency acceptable to the Village, provided:
- (1) there is no cost of acquisition, other than costs incidental to the transfer of ownership, such as title insurance;
 - (2) the common facilities are accessible to the residents of the Village, if the Village so chooses;
 - (3) the Village or other public agency agrees to maintain the common facilities; and
 - (4) the residents of the development hold a conservation easement on the common facilities, protecting it from development in perpetuity.
- D. **Fee simple transfer to a nonprofit conservation organization.** With the approval of the Village Board, open space areas may be transferred to a nonprofit conservation organization, provided:
- (1) the organization is acceptable to the Village,
 - (2) the conveyance contains appropriate provisions for proper reverter or retransfer in the event that the organization becomes unwilling or unable to continue carrying out its responsibilities, and
 - (3) a maintenance agreement acceptable to the Village is established between the owner and the organization, consistent with the stewardship plan described in § 102-1410.
- E. **Dedication of conservation easement to a public agency.** The Village or other public agency acceptable to the Village may hold a conservation easement on the open space areas, provided:
- (1) there is no cost of easement acquisition, other than costs incidental to the transfer of ownership, such as title insurance,
 - (2) a satisfactory maintenance agreement shall be reached between the owner and the Village, and
 - (3) lands under a Village easement may or may not be accessible to residents of the Village.
- F. **Dedication of conservation easement to a nonprofit conservation organization.** With the approval of the Village Board, a nonprofit conservation organization may hold a conservation easement on the open space areas, provided:
- (1) the organization is acceptable to Village,
 - (2) the conveyance contains appropriate provisions for proper reverter or retransfer in the event that the organization becomes unwilling or unable to continue carrying out its responsibilities, and
 - (3) a maintenance agreement acceptable to the Village is established between the owner and the organization consistent with the stewardship plan described in § 102-1410.
- G. **Ownership retained by the original landowner.** Open space areas may be held by the developer, provided:
- (1) the Village and residents of the development hold a conservation easement protecting it from any further development, and
 - (2) resident access to the land is limited only by agreement of the residents of the development, as indicated by documents signed at the time of purchase of individual dwelling units.
- H. **Other.** The developer may propose other methods of ownership of the open space areas, which will be considered by the Village on a case-by-case basis.

102.1410 Open space stewardship plan

The developer shall submit an open space stewardship plan to the Plan Commission and obtain approval of the same. The stewardship plan shall be prepared by an ecologist or other expert trained in natural resource

protection, as approved by the zoning administrator. The stewardship plan includes a baseline report of the land and describes how the conserved lands will be restored and maintained.

Natural features shall generally be maintained in their natural condition, but may be modified to improve their appearance, or restore their overall condition and natural processes, as recommended by natural resource professionals and in compliance with an approved land stewardship plan. Permitted modifications may include, woodland management, reforestation, meadow management, wetland management, streambank protection, buffer area landscaping.

102.1411 Compliance with approved stewardship plan

In the event an open space area is not maintained as set forth in the approved stewardship plan, in whole or in part, the Village may serve written notice upon the homeowners association and/or the property owners that describes how the open space area has not been properly maintained as required. Such notice shall also set forth the nature of corrections required and the time within which the corrections shall be made. Upon failure to comply within the time specified, the property owners shall be considered in violation of this chapter, in which case the Village shall have the right to enter the premises and take the needed corrective actions. The costs of corrective actions by the Village shall be assessed against the properties that have the right of enjoyment of the common areas and facilities.

102.1412 through 102.1449 (Reserved)

DIVISION 4 COTTAGE HOUSING PROJECT

102.1450 Generally

A cottage housing project is a residential development characterized by housing units that front on a common area and the housing units are comparatively small when compared to typical single-family units. A cottage housing project shall reflect a coherent and high-quality design concept. The illustrations below depict an example of a cottage housing project to show some of the major features.



Note: This image is illustrative, not a prescribed layout.



Note: This image is illustrative, not a prescribed housing style.



Note: This image is illustrative, not a prescribed layout.

102.1451 Legislative findings

The Village Board makes the following legislative findings:

- (1) Cottage housing is a new type of housing in the Village of Mukwonago that can fill an unmet housing need.
- (2) Cottage housing can provide opportunities for homeownership that may not otherwise exist.
- (3) Cottage housing responds to demographic trends occurring locally, in the region, and nationally. These include a declining household size and more people living alone and longer.
- (4) It is not possible to define specific areas in the village where cottage housing should be developed. Rather, cottage housing is a development option that developers can explore.
- (5) Cottage housing will likely have the same, or fewer people than the single-family homes that could be built on the site.
- (6) Given the size restrictions on the housing unit, the bulk of a cottage housing project is similar to the single-family homes that could be built on the site.
- (7) Cottage housing supports the goal of the Village's 2021 housing study of providing additional housing choice.
- (8) Rather than codifying all parameters of cottage development, the standards in this division are intended to provide sufficient guidance without becoming overly prescriptive, with the understanding that the Village and the developer will work together to craft a detailed development plan that meets community needs and works well with the site and the target market.

102.1452 Application and review procedure

A cottage housing project is reviewed as a planned development district as set forth in Article 5, except as may be specifically modified in this division.

102.1453 Type

A developer can propose a cottage housing project as a traditional subdivision plat or as a condominium project.

102.1454 Where allowed

A cottage housing project is only allowed in the following base districts: .

102.1455 General design principles

In the design of a cottage housing project the following design principles shall be satisfied:

- (1) A majority of the dwelling units shall abut a common area.
- (2) Dwelling units shall be oriented in a pattern that is compatible with the development pattern in the surrounding area.
- (3) The project shall accommodate emergency vehicles to the satisfaction of the Village of Mukwonago fire chief.
- (4) The project shall include an internal network of pedestrian paths and sidewalks for residents and their guests. Connections to the surrounding neighborhood should be made where appropriate or required.
- (5) Low-impact stormwater techniques should be incorporated into the project to the extent feasible.

102.1456 Project parameters

- A. **Clusters.** A cottage housing project may consist of one or two clusters.
- B. **Number of units.** A cluster of cottage housing shall contain at least 4 dwelling units but no more than 12.
- C. **Separation between clusters.** A cluster of cottage housing shall be at least 400 feet from any other existing or approved cottage housing cluster in the village unless otherwise part of an overall development plan.
- D. **Density.** The base density of dwelling units in a cottage housing project is based on the density and/or minimum lot size of the underlying zoning district and the size of the dwelling units to be constructed as set forth in Table 9-3. The Village Board, upon recommendation of the Plan Commission, may allow a greater density when the project exemplifies exceptional design characteristics and integration with the character of the area.
- E. **Minimum lot size.** Beyond the density restrictions listed in this section, there is no minimum lot size for lots created through the land division process.

Table 9-3. Housing Density

Size of Dwelling Unit (square feet)	Housing Units Allowed in Place of Each Single- Family Home Allowed by Zoning District
650 to 1,000	1.75
1,001 to 1,200	1.5
1,201 to 1,500	1.25

Note: The total number of housing units allowed is calculated and rounded up to the next whole number if the calculated number is 0.5 or higher and rounded down if it is less than 0.5. For example, if the calculated number of housing units is 5.75, the maximum number of units is 6.

102.1457 Open space

- A. **Intent.** Open space is an integral feature of a cottage housing project and is intended to be the focal point throughout the design process. In other words, adding open space here and there as an afterthought is not acceptable.
- B. **Requirements.** A minimum of 450 square feet of open space shall be provided for each dwelling unit in the project, but not less than 2,800 square feet regardless of the number of dwelling units. Such open space shall be useable for active or passive recreational activities and therefore shall not include stormwater basins, wetlands, steep slopes, or other similar areas.

- C. **Placement.** Open space should be centrally located to the benefit of the units in the project. As a general rule, each dwelling unit shall face the open space on one side, but preferably two sides.
- D. **Improvements.** Common open space shall be improved for passive and/or active recreational use and may include patios, lawns, gardens, landscaping, outdoor gathering areas, pedestrian paths, common barbeque facilities, and similar features.

102.1458 Building standards

- A. **Floor area.** The floor area of dwelling units is controlled by the density calculations established in § 102-1405. The minimum floor area of a dwelling unit is 650 square feet and the maximum floor area is 1,500 square feet. As a requirement of project approval, the developer shall record a deed restriction against each dwelling unit indicating that the size of the dwelling unit may not be increased after initial construction and that any vaulted space within a dwelling unit may not be converted into habitable space.
- B. **Entries and porches.** Each dwelling unit shall include a covered porch fronting on the common area. The porch shall have a minimum floor area of 80 square feet and not be less than 5 feet in width.
- C. **No-step entry.** To the extent possible, at least one entrance to a dwelling unit should be at grade (i.e., a no-step entry).
- D. **Exterior storage area.** Each dwelling unit shall include a storage area, with a floor area of at least 10 square feet that is accessible from the exterior.
- E. **Maximum building height.** The maximum height of buildings is 18 feet if the roof pitch is less than 6:12 and 25 feet if the roof pitch is 6:12 or greater.
- F. **Minimum building separation.** Dwelling units shall maintain a minimum separation of 10 feet.

Example of a no-step entry



102.1459 Architectural standards

- A. **Adoption of standards.** The developer shall prepare a set of detailed architectural standards for all buildings within the project, including dwelling units, community buildings, and garages. Such standards shall address exterior building materials, roof pitch, window style, articulation, and any other feature required by the Plan Commission. The standards shall include a series of renderings depicting the architectural character of the buildings in the project.
- B. **Enforcement of standards.** The developer shall establish a mechanism, as approved by the Plan Commission, to ensure all buildings in the cottage housing project comply with the approved architectural standards adopted by the developer.

102.1460 Parking and garages

- A. **Parking requirements.** Parking requirements are based on the size of the housing units in the project as set forth in Table 9-2.
- B. **Garages.** Attached garages should front on an alley or on a public street where possible; fronting a public street may be considered if alleys are deemed inappropriate. Each dwelling shall have no more than one detached garage with a maximum floor area of 250 square feet. Garages may be combined into a shared garage structure, consisting of no more than 4 garages and no more than 1,000 square feet. Storage of items which preclude the parking of a vehicle in a garage is prohibited. Carports are not permitted in a cottage housing project.
- C. **Surface parking.** Surface parking shall be provided for residents and

Table 9-4. Parking Requirements

Size of Dwelling Unit (square feet)	Parking Spaces
1,000 or less	1.5
More than 1,000	2.0

Notes: When the calculated number of total required parking spaces results in a fraction, the number is rounded up to the next whole number.

guests in clusters of not more than 5 adjoining spaces. Clusters shall be separated by at least 20 feet. Individual parking spaces may be located behind the principal structure when served by an alley. If the Village allows on-street parking on streets abutting the project, such parking may satisfy surface parking requirements as determined by the Plan Commission.

102.1461 Community buildings

- A. **Generally.** A cottage housing project may contain one or more community buildings that are for the exclusive use of the residents and their guests. Such buildings shall not be habitated in any manner and shall be clearly incidental in use or size and related to the dwelling units in the project.
- B. **Maximum area.** The maximum area of any community buildings within a project shall not exceed an aggregate total of 2,500 square feet.
- C. **Ownership.** Any community building in a cottage housing project shall be commonly owned and maintained by the residents.
- D. **Design.** The roof pitch, architectural themes, exterior materials, and colors of any community building shall be consistent with the architectural standards established by the developer.
- E. **Obligation to construct.** If the developer is proposing to construct one or more community buildings as part of the project, the developer shall provide assurances to the satisfaction of the municipal attorney guaranteeing satisfactory completion of such buildings within the timeframe established in the approval.

102.1462 Lot coverage

Impervious surfaces within the project site shall not exceed 60 percent. Patios, pedestrian walks, and other similar surfaces that are an integral part of the open space areas are not be counted in impervious surface calculations.

102.1463 Screening

Screening, such as landscaping, decorative fencing, or berms, shall be provided around the perimeter of a cottage housing project to the extent deemed appropriate by the Plan Commission to ensure the project fits in with the character of the area.

102.1464 Amendment

Once a cottage housing project is approved as a planned development district, such district may be amended as set forth in Article 5.

102.1465 through 102.1499 (Reserved)

DIVISION 5 ADAPTIVE REUSE PROJECT

102.1500 Generally

An adaptive reuse project allows the use of an existing building in a residential zoning district that has been used for an institutional use (e.g., school, day care, nursing home, library, worship facility) that for practical purposes is no longer usable for the most recent use or any other institutional use allowed in the zoning district where it is located. Such institutional use must have been legally established and operated and the building must not be dilapidated or in a state of disrepair, or partly or wholly destroyed by fire, flood, wind, or other disaster.

102.1501 Application and review procedure

An adaptive reuse project is reviewed as a planned development district as set forth in Article 5, except as may be specifically modified in this division.

102.1502 Ownership

At the time of establishment, all land within an adaptive reuse project must be under single ownership or control.

102.1503 Permitted uses

The uses allowed in an adaptive reuse project must be designed and operated in such a way to be compatible with the land uses that are allowed on the surrounding parcels.

102.1504 Review of actual development

If the Village Board approves an adaptive reuse project as a planned development district, proposed development in the district is reviewed consistent with the requirements of this chapter as may apply (e.g., building, site, and plan of operation) and the approved general development plan.

102.1505 Amendment

Once an adaptive reuse project is approved as a planned development district, such district may be amended as set forth in Article 5.

102.1506 through 102.1599 (Reserved)

ARTICLE 18 PARKING, LOADING AND ACCESS

102.2400 Legislative findings

The Village Board makes the following legislative findings:

- (1) The design of parking areas and site access is critically important to the economic viability of commercial areas, pedestrian and driver safety, the efficient and safe operation of adjoining streets, and community image and livability.
- (2) Standards are needed to establish the minimum and maximum number of parking spaces that are needed to serve various land uses.
- (3) Excessively large parking lots increase the cost of development, create an unhealthy built environment, contribute to the heat island effect associated with urban areas, and decrease the infiltration of storm water into the ground.
- (4) Shared parking can reduce parking facility costs (including aesthetic and environmental impacts), allows greater flexibility in facility location and site design, and encourages more efficient land use.
- (5) Parking lots and their access represent a vital connection between the local transportation network and land uses.
- (6) Incorrectly designed parking lots and site access can have negative impacts on the site itself, the adjacent and nearby public roadways, and the image of the business community.

102.2401 Purpose

This article promotes the public health, safety, and general welfare and is intended to:

- (1) increase the safety and capacity of public streets by requiring off-street parking and off-street loading facilities,
- (2) minimize adverse effects of off-street parking and off-street loading facilities on adjacent properties and surrounding neighborhoods,
- (3) lessen congestion and prevent the overtaxing of public roads by regulating the location and capacity of off-street parking and off-street loading facilities,
- (4) maintain and enhance a safe and efficient transportation system,
- (5) minimize the occurrences of motor vehicles backing into public roads, and
- (6) minimize impervious surfaces.

102.2402 General design principles

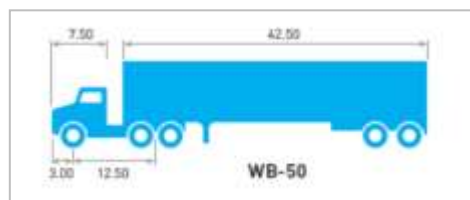
Parking areas, loading births, driveways and access must be designed based on the following principles:

- (1) Provide continuous flow of traffic through the parking area.
- (2) Allow safe movement of pedestrians from parking areas to buildings.
- (3) Avoid conflicts between vehicular, bicycle, and pedestrian traffic. Pedestrian circulation takes precedence over vehicular circulation.
- (4) Ensure that site facilities and amenities are accessible to people with disabilities as required by this article and the Americans with Disabilities Act (ADA).
- (5) Allow for appropriate landscaping of parking areas without conflicting with outdoor lighting.
- (6) Ensure that emergency service vehicles are able to travel through parking areas, including fire trucks.
- (7) Minimize impervious surfaces.
- (8) Allow for the logical expansion of parking areas to accommodate different land uses or an expansion of an existing use.

- (9) Ensure that the stormwater generated on the site is accommodated consistent with village requirements.
- (10) Queuing of vehicles must be designed to prevent stacking of vehicles onto a public right-of-way. (current code)
- (11) Ingress and egress of parking spaces shall occur on private property and not cross into the public right of way (sidewalks or streets) to gain access to parking spaces.

102.2403 Turning radius

In addition to all of the specific design requirements described in this article, loading births, driveways, and access aisles must be designed to accommodate a turning template for a WB-50 truck which represents the turning radius of the Village's largest fire truck.



102.2404 Off-street parking areas

- A. **Applicability.** The requirements and standards for off-street parking apply to new site development, an expansion or modification of an existing parking area, and a change in occupancy, subject to the standards below.
 - (1) When the use or occupancy of building, structure, or land changes to a new use, another use or a new occupant, additional on-site parking spaces must be constructed if the new use, another use, or new occupant requires a minimum amount of on-site parking spaces more than already exists on the subject site.
 - (2) When a building or structure is expanded, additional parking spaces must be constructed if the expansion requires a minimum amount of on-site parking spaces more than already exists on the subject site.
 - (3) When a building or structure was erected prior to insert actual date for "the effective date of this article", additional minimum parking spaces or loading facilities are mandatory only in the amount by which the requirements of the new use or occupancy exceed those for the existing or prior use or occupancy.
 - (4) Exemption: When site constraints and/or other standards of this chapter do not allow proper space to provide for the minimum amount of required on-site parking spaces for a change in use or occupancy of a building, structure, or land as stated above, the Plan Commission may, at its discretion, grant an exemption to the requirement of constructing additional parking spaces. The applicant requesting a change in use or occupancy must demonstrate how site constraints and/or other standards of this chapter do not allow construction of additional on-site parking spaces, and must provide justification that there are sufficient off-site parking spaces available for overflow parking, such as street parking or shared parking on neighboring or nearby properties.
 - (5) Exemption: When a new use, another use, or a new occupancy in an existing nonresidential multitenant building, structure or unified development, combined with the parking spaces required for other tenants on the subject property, requires additional on-site parking spaces beyond the number of on-site parking spaces already constructed, the Plan Commission may, at its discretion, grant an exception to the requirement of constructing additional parking spaces. The applicant requesting a change in use or occupancy must demonstrate that other uses in the multitenant building, structure or unified development have variable parking needs and demands throughout the business day so that timeframe of peak demand for parking of the new use or occupant does not conflict with the timeframe of peak demand for parking of other tenants. The property owner must provide written confirmation to the Plan Commission of concurrence with the request. For purposes of this paragraph, a multitenant building, structure, or unified development means a property occupied by multiple leaseholders each with its own public entrance from the exterior of the building or structure, or through a shared lobby, atrium, mall, or hallway and separated from other tenant spaces by walls or a separate building.
- B. **Proximity of parking to principal use.** Parking spaces must be located on the same lot with the principal use, except as provided in this article.

- C. **Location of parking on a lot.** In commercial and industrial zoning districts, parking may be located in any yard provided such spaces and aisles are located (1) at least 5 feet from another property in a commercial or industrial zoning district, except when such lots are developed with a joint parking lot and there is a cross-access easement in place, (2) at least 15 feet from the side lot line or rear lot line of a property in a residential zoning district, and (3) at least 5 feet from the front lot line. In a residential zoning district, parking for a multi-family building with three or more dwelling units may be located in the side or rear yards provided such spaces and aisles are located at least 5 feet from any property boundary line. Parking is only allowed in the front yard for single-family dwellings and duplex units when on a driveway.
- D. **Accessibility.** Parking spaces must be accessible at all times from a street, an alley, or a driveway intended to serve such parking. No parking area consisting of 2 or more parking spaces must be designed as to require a motor vehicle to back into a public street, except for single-family dwellings and duplex units.
- E. **Use of parking spaces.** Off-street parking areas for non-residential uses must be for occupants, employees, visitors, and patrons. The storage of merchandise, supplies, motor vehicles for sale, or the repair of vehicles in a parking area is prohibited, unless otherwise allowed in this chapter. In addition, overnight camping (e.g., RVs) in a parking area is prohibited.
- F. **Surfacing.** An off-street parking area (i.e., spaces and aisles) must be hard surfaced (e.g., concrete, asphaltic concrete, pavers, or any other product as approved by the village engineer).
- G. **Curb and gutter.** All vehicle use areas with parking for 20 or more vehicles on a subject property, must be constructed with full concrete and gutter surrounding the vehicle use areas (both driveways and parking areas); except the Plan Commission may waive the requirement of curb and gutter if an existing parking lot is expanded that does not have curb and gutter. Gaps in the curbing may occur to facilitate property parking lot drainage. (Current code)
- H. **Timing.** Parking spaces and aisles, and with curb and gutter, if required, must be installed before the granting of occupancy for the use or uses for which the vehicle use areas are provided. If weather conditions during the late fall to early spring seasons do not allow installation of the permanent surface and curb and gutter, the building inspector may grant temporary occupancy, provided a solid surface of gravel is provided and the property owner and Village enter into a written agreement, with a financial guarantee, that requires completion no later than June 1 or as specified in the agreement.
- I. **Marking of parking spaces.** Parking spaces within an off-street parking area must be clearly marked if there are more than 3 parking spaces.
- J. **Pedestrian routes in a parking area.** When a pedestrian circulation route crosses a vehicular route, a crosswalk must/should be provided to improve pedestrian safety (Exhibit 18-1). (new provision)
- K. **Drainage.** An off-street parking area must be properly graded for drainage consistent with standards adopted by the village, and as approved by the village engineer.
- L. **Snow storage.** Required parking spaces and access aisles shall not be used for snow storage. Areas used for snow storage must be clearly depicted on the site plan if snow will be stored on site. (new)
- M. **Signage.** Signage related to off-street parking and on-site traffic circulation must comply with the requirements set forth in Chapter 106 of the municipal code.
- N. **Landscaping.** Landscaping for an off-street parking area must be provided consistent with the requirements set forth in Article 17.
- O. **Outdoor lighting.** Outdoor lighting within a parking area must be provided consistent with the requirements set forth in Article 19.
- P. **Electric vehicle charging station.** Any parking area with 20 parking spaces or more must have one parking space with direct access to an electric vehicle charging station for every 20 spaces or fraction thereof.
- OR Any parking area with 20 spaces or more must have one parking space with direct access to an electric vehicle charging station for every 20 spaces, plus one parking space with electric infrastructure for a future charging station for every fraction thereof.

Exhibit 18-1. A pedestrian crosswalk in the parking lot of a fast food restaurant

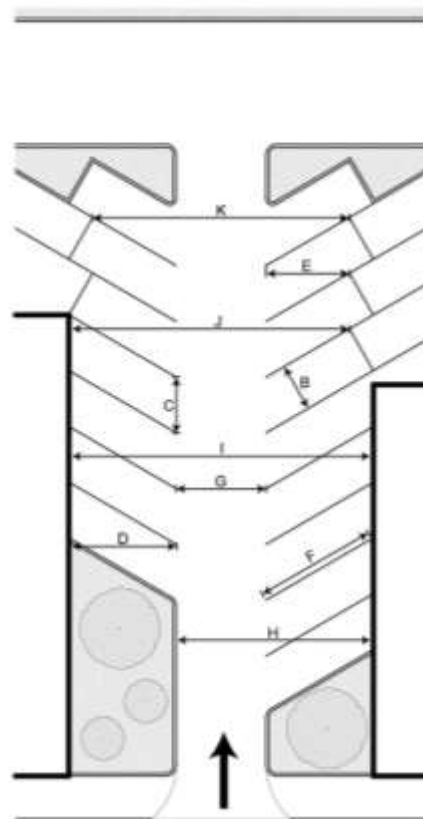
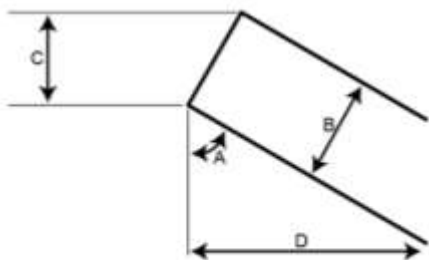
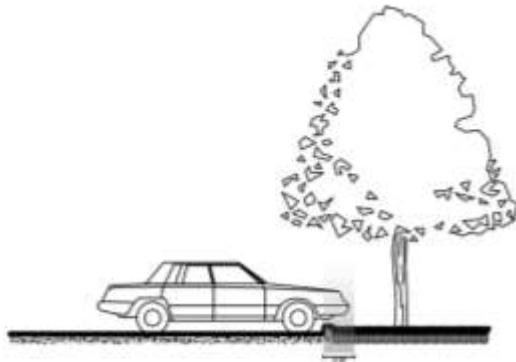


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- OR Any parking area with 20 spaces or more must have electrical charging stations to service at least 4 percent of the parking spaces or fraction thereof.
- OR If charging stations are not installed at the time of construction, underground conduits to future charging stations should then be installed to lessen installation costs when a station is added at a later date.
- Q. **Screening.** When a parking area with 5 or more parking spaces adjoins a property in a residential zoning district or a planned development district primarily for residential purposes or fronts on a street, a 4-foot screen must be installed within 15 feet of the edge of pavement. The screen may consist of landscaping, a berm, a fence, or any combination that provides an effective visual barrier. (revised)
- R. **Dimensional standards.** Parking spaces, except for handicapped parking; access aisles; and other features in a parking area must conform to the dimensions in Exhibit 18-2.

Exhibit 18-2. Parking area dimensional standards

		Parking angle - A				
		0°	45°	60°	75°	90°
B	Stall width at parking angle (feet)	9.0	9.0	9.0	9.0	9.0
C	Stall width parallel to access aisle (feet)	17.0	12.7	10.4	9.3	9.0
D	Stall depth to wall (feet)	9.0	17.5	19.0	19.5	18.5
E	Stall depth to interlock (feet)	--	15.3	17.5	18.8	--
F	Stall length (feet)	18.0	18.0	18.0	18.0	18.0
G	Aisle width one-way (feet)	12.0	12.0	16.0	17.2	24.0
H	Module width – wall to wall (single-loaded) (feet)	21.0	29.5	35.0	42.5	44.5
I	Module width – wall to wall (double-loaded) (feet)	30.0	47.0	54.0	62.0	63.0
J	Module width – wall to interlock (double-loaded) (feet)	--	44.8	52.5	61.3	--
K	Module width – interlock to interlock (double-loaded) (feet)	--	42.6	51.0	60.6	--



- S. **Minimum number of spaces.** Off-street parking spaces must be provided in the number specified in Appendix B, except as follows:
- (1) Land uses located in the _____ overlay district are not required to provide off-street parking.
 - (2) When bicycle parking is provided consistent with this article, bicycle parking spaces may be used to satisfy the number of required parking spaces up to a maximum of 4 percent provided the number of required parking spaces is 25 or more. For example, if the parking standards as applied to a project call for 100 vehicle parking spaces, no more than 4 bicycle parking spaces may be substituted (96 vehicle parking spaces and 4 bicycle parking spaces). (new)
 - (3) Pursuant to the procedures and requirements in Article 5, the Plan Commission may authorize the use of a lesser parking standard for a particular land use as a special exception, provided the reduction does not exceed 40 percent of the required amount. If a reduction is requested, the applicant must provide technical documentation during the site plan review process to indicate, to the satisfaction of the Plan Commission, that actual off-street parking demand for that particular use is less than the required amount. If approved, an area on the property must be held in reserve for the potential future development of paved off-street parking to meet the full requirements. This reserve off-street parking area must be shown and noted on the site plan, maintained as open space, and developed with paved off-street parking spaces when the Plan Commission determines that such off-street parking is necessary due to parking demand on the property which exceeds original expectations. The reserve parking area must not be counted as part of any required greenspace area. The Plan Commission may require the developer to provide a financial guarantee as set forth in Article 4 in the amount of 125 percent of the anticipated cost of installing the required number of parking spaces.
- T. **Maximum number of spaces.** For land uses located in a business, mixed-use, or industrial zoning district, the number of parking spaces provided in a ground surface parking lot must not exceed the number of minimum parking spaces by more than 15 percent, except that the Plan Commission may allow more parking spaces above that threshold as a special exception pursuant to the procedures and requirements in Article 5 provided the commission determines that additional spaces are needed for that particular use or location. There is no maximum limit on the number of parking spaces when located in a parking garage or similar structure. (new)
- U. **Mixed-use requirements.** For mixed uses, the total requirements for off-street parking spaces is the sum of the requirements for the various land uses. Off-street parking facilities for one use shall not be considered as providing parking facilities for any other use except when considered shared parking as allowed in this article.
- V. **Compact cars and motorcycles.** Up to 10 percent of the required number of parking spaces may be sized for compact cars and/or motorcycles. Such parking spaces must be so designated by a sign or other means approved by the building inspector.

102.2405 Shared parking

- A. **Generally.** The zoning administrator, in his/her discretion, may allow shared parking consistent with this section during the site plan review process provided the applicant clearly shows the timeframe for peak parking demand varies between the different land uses that are subject to the shared parking arrangement. By way of example, Exhibit 18-3 shows different land uses that could potentially share parking spaces.

Exhibit 18-3. Examples of land uses that could potentially share a parking area

Land uses with typical weekday peaks	Land uses with typical evening peaks	Land uses with typical weekend peaks
Banks	Auditoriums	Religious institutions
Schools	Bars and dance halls	Parks
Distribution facilities	Meeting halls	Malls (some types, but not all)
Factories	Restaurants (some types, but not all)	
Medical clinics	Movie theaters	
Offices		
Professional services		

- B. **Maximum.** The maximum amount of required parking spaces that can be shared is 50 percent of the lesser number of required spaces. For example, if the first land use requires 100 parking spaces and the second land use requires 50 spaces, the maximum number of shared spaces is 25.
- C. **Minimum requirements.** Shared parking must meet the standards listed below.
- (1) The area of the parking lot that is designated for shared use, must be located on an adjoining parcel and within 500 feet of the building or use requiring the parking.
 - (2) Directional signage is provided where appropriate and allowed.
 - (3) Pedestrian routes are direct, clear, and safe.
- D. **Shared use agreement.** The parties involved in the joint use of off-street parking facilities must document their agreement for such shared use by a legal instrument approved by the village attorney as to form and content. Such instrument, when approved as conforming to the provisions of this part, must be recorded in the register of deeds office for Walworth County or Waukesha County, as appropriate, and a copy filed with the zoning administrator.
- E. **Effect on other standards.** Driveways, parking areas, and parking spaces of adjacent properties with a shared parking arrangement may be allowed to cross property lines and encroach the green space setback as required within the zoning district standards of the subject property. The elimination of the green space setback shall be only along the property line adjacent to the property to which a shared parking agreement is in place. The required green space square footage not provided along the property line due to the share parking agreement must be provided elsewhere on the subject site, in addition to the required green space of other property line setbacks.

Table 18-1. Minimum number of accessible parking spaces

Number of required parking spaces	Number of additional accessible spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1,001 and over	20; plus 1 for each 100 over 1,000

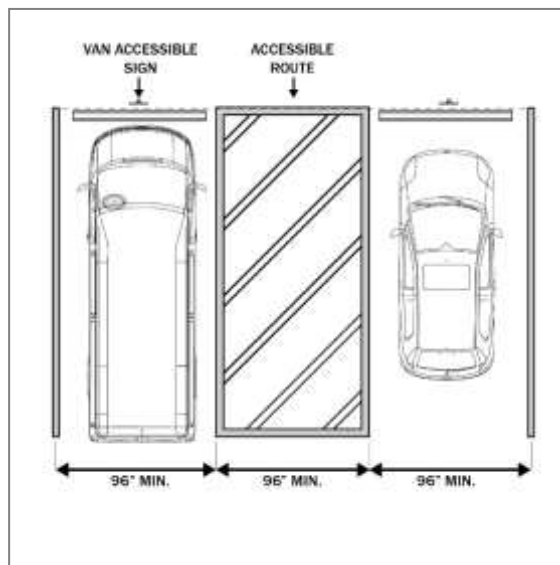
102.2406 Accessible parking spaces

- A. **Generally.** Accessible parking spaces must be provided subject to this part; the Americans with Disability Act (ADA), as may be amended; and the *ADA Standards for Accessible Design* 28 CFR 36, revised as of July 1, 1994 as may be amended. In the event, state and federal regulations are more controlling than the requirements in this section, the state and federal regulations control.
- B. **Number required.** If parking spaces are required, then accessible spaces must be provided in the required number of regular spaces in the quantity shown in Table 18-1. One of 8 accessible parking spaces, but always at least one, must be van-accessible.
- C. **Location.** Accessible spaces serving a particular building must be located on the shortest accessible route of travel between the parking and the accessible entrance. When there are multiple entrances to a building of similar prominence (e.g., shopping mall) with near-by parking, accessible spaces must be dispersed and

provided at each location. In parking facilities that do not serve a particular building, accessible parking must be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility.

- D. **Dimensions.** Accessible parking spaces must be at least 96 inches wide.
- E. **Vertical clearance.** For van-accessible parking spaces, a 98-inch high clearance must be maintained above the space, access aisle, and on the route to and from the van-accessible space.
- F. **Maximum slope.** Accessible spaces and adjoining access aisles must have a maximum slope of 1:50 in all directions. When accessible spaces are provided in an existing parking lot, the spaces must be located on the most level surface close to the accessible building entrance.
- G. **Signage.** Each accessible space must be so designated with a sign identified by the international symbol of accessibility mounted on a vertical pole. In addition, van-accessible spaces must be so designated with a sign indicating "Van Accessible." Such signs must be located so they cannot be obscured by a vehicle parked in the space (at least 6 feet in height).
- H. **Pavement striping and markings.** The boundary of the access aisle must be marked and the end of which may be squared or a semicircle. Additional pavement markings denoting the space are optional.
- I. **Accessible route.** An accessible route must be provided from the accessible parking space to the accessible entrance of the building. It must be at least 36 inches wide, without steps or curbs. It must be paved and not contain any feature that would restrict, inhibit, or unreasonably impeded the movement of a physically disabled individual.
- J. **Access aisle.** An access aisle for an accessible space must be the same length as the adjacent parking space it serves and be at least 60 inches wide for car access and 96 inches wide for van-accessibility. Two adjoining accessible parking spaces may share a common access aisle (Exhibit 18-4). An access aisle for a passenger loading zone must be 60 inches wide and 20 feet long and adjacent and parallel to the space.

Exhibit 18-4. Layout of standard and van accessible parking



102.2407 Bicycle parking (new)

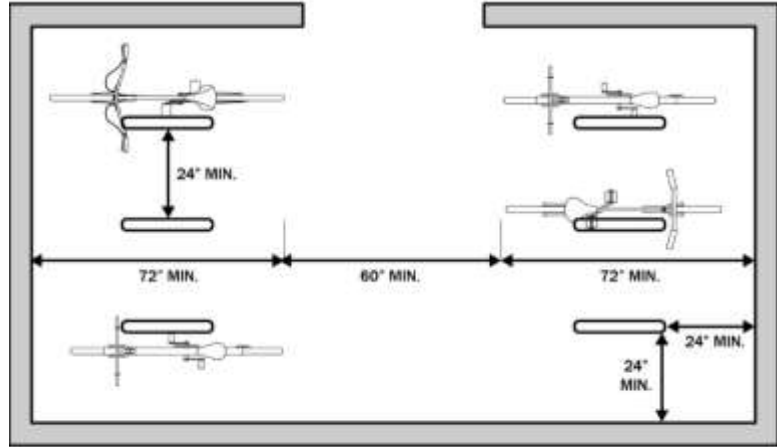
- A. **Generally.** Bicycle parking may be provided consistent with the recommended standards in Table 18-2.

Table 18-2. Recommended number of bicycle parking spaces

Land use	Number of recommended spaces
Primary or secondary school	10 percent of the number of students, plus 3 percent of the number of employees
College or university	6 percent of the number of students, plus 3 percent of the number of employees
Dorms, fraternities, sororities	1 space per 3 students
Shopping mall	5 percent of the number of required vehicle parking spaces
Office	5 percent of the number of required vehicle parking spaces
Governmental	10 percent of the number of required vehicle parking spaces
Movie theater	3 percent of the number of required vehicle parking spaces
Restaurant	3 percent of the number of required vehicle parking spaces
Manufacturing / industrial	3 percent of the number of required vehicle parking spaces
Other	3 to 7 percent of the number of required vehicle parking spaces

- B. **Location.** Bicycle parking must be located in visible and prominent locations near the building entrance and must be as close, or closer to the entrance than the nearest parking space. Under no circumstance should bicycle parking be more than 100 feet from the building entrance. Where there is more than one building on a site, or where a building has more than one main entrance, the parking must be distributed to serve all buildings or main entrances. If possible, racks should be protected from the elements by a roof, awning, overhang, or similar covering. Racks must not be placed so they block the entrance or inhibit pedestrian flow in or out of the building.
- C. **Design.** Bicycle parking areas should be incorporated into the overall building design, parking lot layout, and pedestrian circulation and coordinated with street furniture (e.g., benches, street lights, planters) when it is part of the overall project.
- D. **Accessibility.** Each bicycle parking space must be accessible without moving another bicycle. In most circumstances, a space 2 feet by 6 feet is adequate. When needed, an aisle at least 5 feet wide must be provided. (Exhibit 18-5)
- E. **Lighting.** Bicycle parking spaces must have adequate lighting to promote security and avoid vandalism and theft.
- F. **Rack design.** Bicycle parking may be provided in ground, wall, or ceiling mounted racks. Ground-mounted racks should meet the following requirements:
- (1) The rack holds the bicycle frame, not just a wheel.
 - (2) A U-shaped shackle lock can be used to secure the bicycle to the rack.
 - (3) The rack is designed to accommodate a wide range of bicycle sizes, wheel sizes, and types.
 - (4) The rack is covered with material that will not chip the paint off of a bicycle that leans against it.
 - (5) The rack does not have hazards, such as sharp edges.
 - (6) The rack is securely fastened to the ground, a wall, or other solid surface.

Exhibit 18-5. Layout of bicycle parking spaces



102.2408 Off-street loading berths

- A. **Applicability.** Off-street loading berths are required for new buildings and building expansions with any use that receives deliveries or makes shipments from large trucks including retail stores, manufacturing, warehousing, processing, offices, health care centers, and schools.
- B. **Minimum number of loading berths.** Those buildings subject to this section must provide one or more loading berths as specified in Table 18-3.
- C. **Dimensional standards.** A loading berth must comply with the dimensional standards in Table 18-4. The minimum vertical clearance also applies to all areas providing access to the loading berth.
- D. **Location.** A loading berth shall not be located on the front of the building, except when entirely located within the building and the access door is integrated into the overall design of the building. A loading berth shall not be located within a required side yard setback area. A loading berth must not be located within a public road right-of-way or interfere with the

Table 18-3. Minimum number of loading berths

Floor area	Minimum number of loading berths
6,000 to 12,499 square feet	1 small berth
12,500 to 24,999 square feet	2 small berths
25,000 to 39,999 square feet	1 large berth
40,000 to 99,999 square feet	2 large berths
100,000 square feet or more	2 large berths plus 1 large berth for each additional 80,000 square feet over 100,000 square feet

intended use of a public road right-of-way. A loading berth or access to a loading berth must not interfere with onsite traffic or pedestrian circulation or on-site parking.

- E. **Surfacing.** A loading berth must be hard surfaced (e.g., concrete, asphaltic concrete, pavers, or similar product). If it is not possible to hard surface a loading berth between November 1 and April 1, the village building inspector may issue an occupancy permit provided the property owner and zoning administrator enter into a written agreement that requires completion no later than June 1.
- F. **Marking.** A loading berth must be clearly marked.
- G. **Use.** A loading berth must only be used for loading and unloading of vehicles.
- H. **Drainage.** A loading berth must be properly graded for drainage consistent with standards adopted by the village, and as approved by the village engineer.
- I. **Outdoor lighting.** Outdoor lighting for a loading berth must comply with the requirements set forth in Article 19.
- J. **Screening.** The Plan Commission may recommend and the Village Board may require screening (e.g., landscaping, berm, fence, or any combination) when the use of the loading berth has the potential of negatively impacting adjoining residential uses.

Table 18-4. Dimensions of loading berths by type

Type	Minimum width	Minimum length	Minimum overhead clearance
Small berth	10 feet	25 feet	14 feet
Large berth	12 feet	50 feet	14 feet

102.2409 Driveways

- A. **Generally.** All driveways installed, altered, changed, replaced or extended after shall meet the standards in this section and other applicable parts of this article.
- B. **Driveway setbacks.** Driveway openings must be located at least 5 feet from all lot lines on properties with a lot width greater than 66 feet. Lots with a lot width of 66 feet or less must be located at least 3 feet from all lot lines.
- C. **Boulevard entrance islands.** Islands separating ingress and egress openings shall be provided with a boulevard island of at least 6 feet in width and must be appropriately landscaped given site location and vision corner requirements.
- D. **Dimensional standards.** Driveways must comply with the standards in Table 18-5 as applicable.

Table 18-5. Driveway standards

Zoning District	Driveway Width at Lot Line	Number of Access Points
One- and two-family residential and A-1 district (Districts to be verified)	10 feet minimum, 24 feet maximum	One by right; two with Plan Commission approval, provided there is a minimum spacing of not less than 100 feet between the two driveways (added the minimum distance)
B-1, B-2 and P-1 (Districts to be verified)	18 feet minimum, 24 feet maximum, except for unified multifamily developments with multiple buildings, boulevard style driveways may be installed.	Two by right; three with Plan Commission approval, provided there is a minimum spacing of not less than 200 feet between the two driveways (added the minimum distance)
B-3, B-4, B-5, M-1 through M-5 (Districts to be verified)	24 feet minimum, 32 feet maximum, except for developments with multiple buildings, boulevard style driveways may be installed.	Two by right; three with Plan Commission approval, provided there is a minimum spacing of not less than 200 feet between the two driveways (added the minimum distance)

All driveways internal to the site, except for single-family and two-family units, must be designed for two-way traffic at a minimum width of 24 feet, unless the Plan Commission allows a 20-foot two-way traffic driveway.

102.2410 Highway access

- A. No direct private access shall be permitted to existing or proposed rights-of-way of expressways, or to any controlled access arterial street, without permission from the entity having access control jurisdiction.
- B. No direct public or private access shall be permitted to existing or proposed rights-of-way of arterial streets intersecting another arterial street within 100 feet of the intersection of the right-of-way lines.
- C. No direct public or private access shall be permitted to existing or proposed rights-of-way of collector and minor land access streets intersecting an arterial street or another minor land access street within 50 feet of the intersection of the right-of-way lines.
- D. As a condition of site plan approval, the Plan Commission may require access barriers such as curbing, fencing, ditching, landscaping, or other topographic barriers to prevent unauthorized vehicular ingress or egress to any street or other roadway with restricted access.
- E. Temporary access to the above rights-of-way may be granted by the Village Board after review and recommendation by the highway agencies having jurisdiction. Such access permit shall be temporary, revocable, and subject to any conditions required, and shall be issued for a period not exceeding 12 months.

102.2411 Traffic visibility

- A. No obstruction, such as structures, parking or vegetation, shall be permitted in any district between the heights of 2.5 feet and 10 feet above the plane through the mean curb grades within the triangular space formed by any two existing or proposed intersecting street or alley right-of-way lines and a line joining points on such lines located a minimum of 15 feet from their intersection.

Graphic is forthcoming

- B. In the case of arterial streets intersecting with other intersecting streets or railways, the corner cutoff distances establishing the vision triangle clearance space is 50 feet.

102.2412 to 102.2499 Reserved

ARTICLE 19 OUTDOOR LIGHTING

102.2500 Legislative findings

The Village Board makes the following legislative findings relating to outdoor lighting:

- (1) Light pollution would detract from the character of the Village of Mukwonago.
- (2) Excessive lighting wastes energy.
- (3) Glare from nonvehicular light sources can pose a threat to the safety of drivers and pedestrians.
- (4) Light trespass can intrude on the enjoyment of private property.
- (5) The regulations in this chapter relating to outdoor lighting are intended to provide nighttime safety, utility, security, and productivity.
- (6) Regulations in this chapter relating to outdoor lighting are adopted to promote the public health, safety, and general welfare of village residents.

102.2501 Compliance

All outdoor lighting, except lighting that is specifically exempted in § 102.2502, shall comply with this article as applicable and all applicable building and electrical codes. If any project increases the number of existing luminaires on a property by 25 percent or more, all existing luminaires on such property shall be made to comply with this article or be removed.

102.2502 Exemptions

The following types of outdoor lighting are exempt from this article:

- (1) Street lights located within a public right-of-way.
- (2) Emergency lighting when used by police, firefighters, medical personnel, public works, and other responders for the duration of the emergency situation.
- (3) The lighting of flags of the United States, State of Wisconsin, Village of Mukwonago, and any other flag adopted or sanctioned by an elected legislative body of competent jurisdiction, provided such lighting does not trespass onto another property.
- (4) Holiday lighting.
- (5) Lighting on towers when required by a regulating authority.
- (6) Airport lighting when required by a regulating authority.
- (7) Underwater lighting used for the illumination of swimming pools and fountains.

102.2503 General requirements

- A. **Overhead lines prohibited.** Electrical feeds for outdoor lighting shall be run underground, not overhead.
- B. **Mercury vapor fixtures.** Mercury vapor lighting fixtures are specifically prohibited.
- C. **Parking lot lights.** A lighting standard in a parking area shall be placed (1) at least 3 feet outside of the paved area, (2) within a landscape island, (3) on a concrete pedestal that is at least 24 inches but not more than 36 inches high above the pavement, or (4) protected by other means as may be approved by the Plan Commission or zoning administrator.
- D. **Canopy lights.** Canopy lights for a vehicle fuel station shall be recessed or shielded so that no light source is visible from or causes glare on a public right-of-way or adjacent property.
- E. **Lighting in bufferyards.** Light poles shall not be placed within a required bufferyard, except for pedestrian lighting along a sidewalk or other pedestrian way.

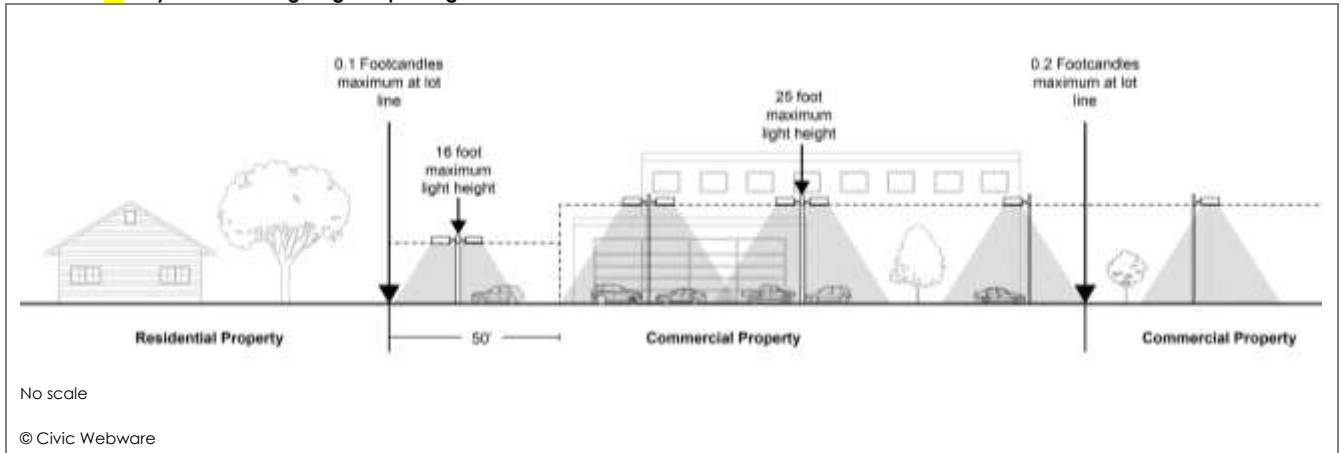
- F. **Specific standards.** Outdoor lighting shall be designed to comply with the standards in Table 19-1. Key features of a parking lot are depicted in Exhibit 19-1.

Table 19-1. Specific lighting requirements

	Single family, duplex, and twin home	Multi-family (3 or more dwelling units)	Commercial, industrial, and institutional	Athletic fields and public outdoor venues
Fixture type [1]	No limitation	1,000 lumens or less – no limitation More than 1,000 lumens – cutoff or shielded	1,000 lumens or less – no limitation More than 1,000 lumens – cutoff or shielded	No limitation
Light trespass [2, 3]	The intensity of illumination projected onto another property shall not exceed 0.1 footcandle.	The intensity of illumination projected onto a residential property shall not exceed 0.1 footcandle and 0.2 footcandles onto another commercial, industrial, or institutional use.	The intensity of illumination projected onto a residential property shall not exceed 0.1 footcandle and 0.2 footcandles onto another commercial, industrial, or institutional use.	The intensity of illumination projected onto a residential property shall not exceed 0.1 footcandle and 0.5 footcandles on a commercial, industrial, or institutional use
Maximum height of freestanding luminaire [4]	No limitation	Parking lots – 25 feet or 16 feet if located within 50 feet of a residential zoning district Pedestrian lighting – 12 feet	Parking lots – 25 feet or 16 feet if located within 50 feet of a residential zoning district (Exhibit 19-1) Pedestrian lighting – 12 feet	No limitation
Maximum lighting levels [7]	No limitation	Zone 1 - 100,000 lumens per acre Zone 2 – 50,000 lumens per acre (Let's discuss)	Zone 1 - 100,000 lumens per acre Zone 2 – 50,000 lumens per acre (Let's discuss)	No limitation
Minimum lighting levels	NA	NA	0.2 footcandles for parking lots, loading areas, and similar use areas	NA
Light curfew	NA	None	On-site lighting levels in parking lots reduced by at least 50 percent by 10:00 p.m. or 45 minutes after the close of business for the day, whichever is later	Lights to be turned off no later than 1 hour after the end of the event

Notes:

- See § 102.2504 for special provisions for security lighting.
- Stated levels are above ambient lighting conditions on a cloudless night.
- The Plan Commission may exercise discretion in regard to light trespass onto a public right-of-way if it is determined to be beneficial to safe lighting conditions of adjacent sidewalks or other public areas.
- The height of a freestanding luminaire is measured from the ground directly below the center line of the luminaire to the lowest part of the luminaire that emits light.
- The maximum height is based on the proximity of the luminaire to the adjoining property boundary line.
- For lamp types that vary in their output as they age (e.g., high-pressure sodium and metal halide), the initial output, as defined by the manufacturer, is the value to be considered.
- Pursuant to the procedures and requirements in Article 5, the Plan Commission may approve a special exception to allow an increase of no more than 5 percent when needed to ensure public safety.

Exhibit 19-1. Key features for lighting in a parking lot

102.2504 Special provisions for security lights

Security lights are permitted provided:

- (1) the luminaire is top-shielded or located below an eave;
- (2) the lamp is rated less than 2,000 lumens; ^[1]
- (3) lights are directed so as to limit direct glare onto adjacent properties;
- (4) light switching is automated (e.g., motion sensor); and
- (5) when the lamp is activated, the illumination level at a distance of 25 feet does not exceed 0.5 footcandles.

Editorial notes:

- [1] Examples of lamp types of less than 2,000 lumens include a 100-watt standard incandescent, a 15-watt cool fluorescent, a 15-watt compact fluorescent, and an 18-watt low pressure sodium lamp.

102.2505 Lighting plan

- A. **General.** At the time any exterior light is installed or substantially modified, and whenever a development-related application is made a lighting plan shall be submitted for review and approval consistent with the requirements for a site plan set forth in Article 5.
- B. **Content.** A lighting plan shall include the following:
 - (1) A description of all existing and proposed luminaires, including name of manufacturer, product number, lamp type, mounting height, and lumen output. This may include manufacturer's catalog cut sheets.
 - (2) A photometric plan indicating the location of all existing and proposed luminaires, mounting and/or installation height in feet, the overall illumination levels (in footcandles) and uniformities on the site, and the illumination levels (in footcandles) at the property boundary lines. This may be accomplished by means of an isolux curve or computer printout projecting the illumination levels.
 - (3) Other information the zoning administrator deems necessary to ensure compliance with this article.
- C. **Amendment of an approved lighting plan.** The zoning administrator may upon petition approve an amendment to an approved lighting plan based on a finding that the amendment is minor and otherwise complies with the requirements of this article in effect at the time. Any proposed amendment that the zoning administrator determines to be substantial, shall require a new approval and all procedures and requirements in place at the time shall be followed.

102.2506 through 102.2599 (Reserved)